



Arlington Zoning Board of Appeals

Date: Tuesday, December 20, 2022
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom. Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.
When: Dec 20, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
https://town-arlington-ma-us.zoom.us/join/tZ0sdumrqDMqGtlr0jJPqF0yUBGfWIo_TTpa

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 891 1036 8006

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)

Hearings

- 2. Docket # 3727: 201 Old Spring Road**
- 3. Docket # 3715: 39 Woodside Lane (Continuance)**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Dec 20, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/tZ0sdumrqDMqGtlr0jJPqF0yUBGfWIo_TTpa

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 891 1036 8006

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)



Town of Arlington, Massachusetts

Docket # 3727: 201 Old Spring Road

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_Package__201_Old_Spring_Street.pdf	ZBA Package, 201 Old Spring Street



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174
2022 NOV 23 PM 1:23

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Pegasus Design, LLC** of Melrose, Massachusetts on November 2, 2022, a petition seeking permission to alter their property located at **201 Old Spring Street- Block Plan 145.0-0002-0004.0** Said petition would require a Variance under **Section 5.4.2 Dimensional and Density Requirements** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted on **Tuesday evening December 20, 2022 at 7:30 P.M** or as soon thereafter as the petitioner may be heard.

For the location and or "Zoom" information, visit the ZBA website at www.arlingtonma.gov/zba. This information will be posted within 48 hours of the hearing.

DOCKET NO 3727

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR VARIANCE
TOWN OF ARLINGTON

INSPECTION SERVICES
NOV 22 2022 AM 11:49

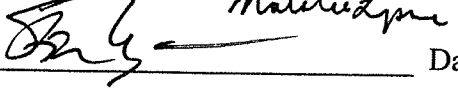
In the matter of the Application of STIAN LYSNE, 201 Old Spring Street
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

CREATE A KITCHEN EXPANSION ON PORTION OF
EXISTING DECK

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 201 Old Spring St with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

intensification of existing non-conforming Setback
Ward men approval for 6.5' side yard, presently 7.5'

E-Mail: StianLysne@gmail.com Signed:  mateludyme Date: 11/2/22
Telephone: 781-801-2930 Address: 102 Old Spring St Arlington

Variance Criteria:

The power of the Board of Appeals to grant a Variance from the literal application of the Zoning Bylaw is strictly limited by State Law. Under MGL, Chapter 40a, Section 10, the Board of Appeals must “specifically find” for a particular piece of land or a specific structure that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ... by-law would involve substantial hardship, financial or otherwise, to the petitioner ... , and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.” (emphasis added.)

Thus, Under State Law, a Variance may only be granted when **all of the four (4) following criteria are met:**

1). Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.

Relatively gradual slope from front yard to rear yard. New addition is not affected by the present grade and will feel appropriate in the remaining yard.

2). Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.

The homeowner wishes to improve their kitchen + keep a straight edge of their house. Pushing the addition in 1' would ultimately give them less desirable space on inside.

3). Describe how desirable relief may be granted without substantial detriment to the public good.

The new addition is in the location of ~~as~~ the deck currently. The neighbors are not close enough to affect their property negatively.

4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

The setback will still allow space between houses for light and air as well as access to rear yard.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 201 Old Spring Sr Zoning District: R-1
2. Present Use/Occupancy: Residential No. of dwelling units 1
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2270 Sq. Ft.
4. Proposed Use/Occupancy: Residential No. of dwelling units 1
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2290 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	7,494	7,494	min. 6,000
7. Frontage (Ft.)	60.3	60.3	min. 60
8. Floor area ratio	.30	.32	max.
9. Lot Coverage (%)	20.1	20.1	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	7,494	7,494	min.
11. Front Yard Depth (Ft.)	31' 1/2	31	min. 25
12. Left Side Yard Depth (Ft.)	7.5	6.5	min. 10
13. Right Side Yard Depth (Ft.)	12.5	12.5	min. 10
14. Rear Yard Depth (Ft.)	63'	63'	min.
15. Height (Stories)	2.5	2.5	max.
16. Height (Ft.)	30'	36'	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			10
17A. Landscaped Open Space (% of GFA)			min. 10
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	3100 41%	3100 41%	30%
18A. Usable Open Space (% of GFA)	41		min.
19. Number of Parking Spaces	2	2	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)	-	-	min.
22. Type of construction	wood	wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	8:12	4:12	min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 201 Old Springs St Zoning District: R-1

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>7494</u>	<u>7494</u>
Open Space, Usable	<u>3100 sf</u>	<u>3100 sf</u>
Open Space, Landscaped	<u> </u>	<u> </u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>0</u>	<u> </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u> </u>
1 st Floor	<u>880</u>	<u>1,000</u>
2 nd Floor	<u>840</u>	<u>840</u>
3 rd Floor	<u>550</u>	<u>550</u>
4 th Floor	<u>-</u>	<u>-</u>
5 th Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>-</u>	<u>-</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u> </u>	<u> </u>
All weather habitable porches and balconies	<u> </u>	<u> </u>
Total Gross Floor Area (GFA)	<u>2270</u>	<u>2390</u>

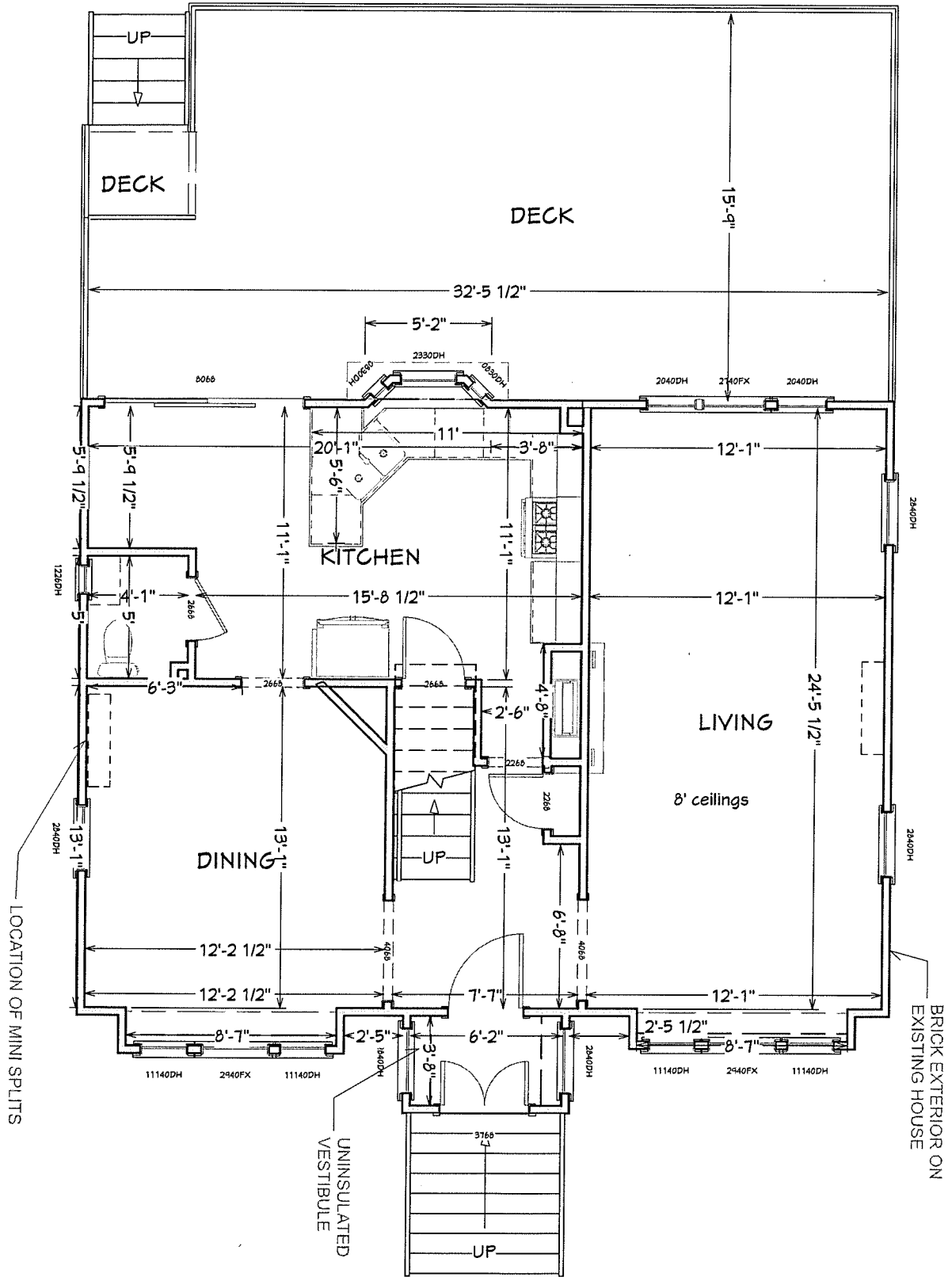
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u> </u>	<u> </u>
Landscaped Open Space (% of GFA)	<u> </u>	<u> </u>
Usable Open Space (Sq. Ft.)	<u>3100 41%</u>	<u>3100</u>
Usable Open Space (% of GFA)	<u> </u>	<u> </u>

This worksheet applies to plans dated 11/1/22 designed by Jenna Ellison
Pegasus

Reviewed with Building Inspector: Date:



PEGASUS
Design & Construction
727 Main Street
Melrose MA, 02176
781.662.1593

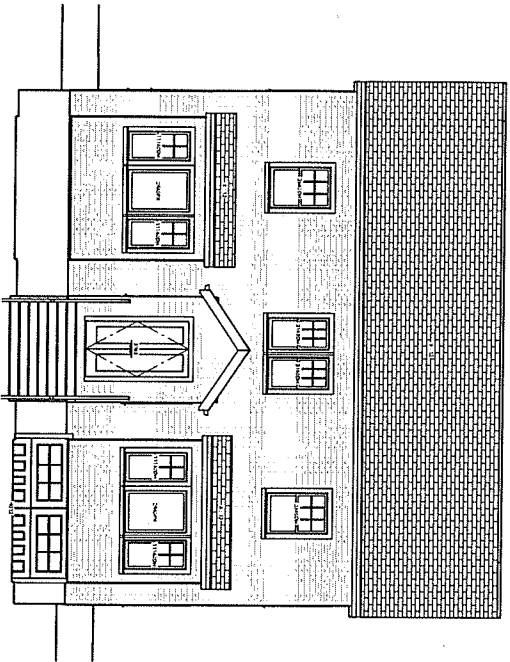
Lysne Renovation
201 Spring Street
Arlington, MA

SHEET TITLE
Existing First Floor

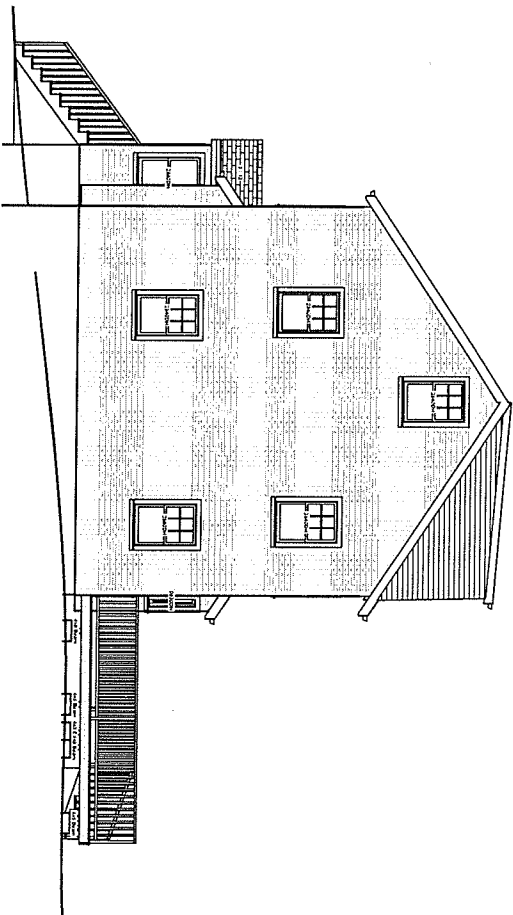
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DATE
11/1/2022

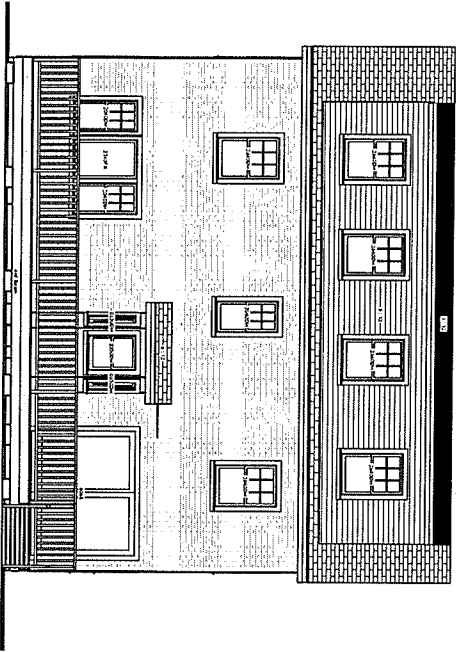
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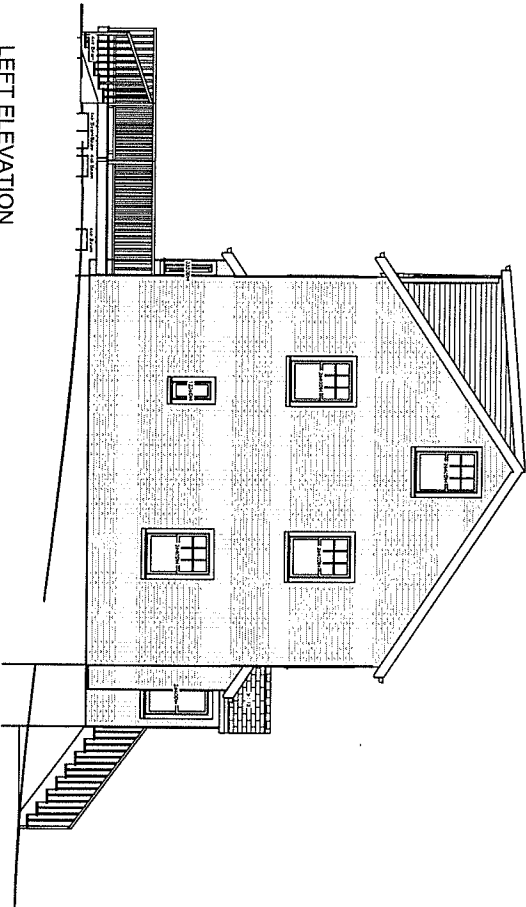
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PEGASUS
Architectural
727 Main Street
Melrose MA, 02176
781.662.1593

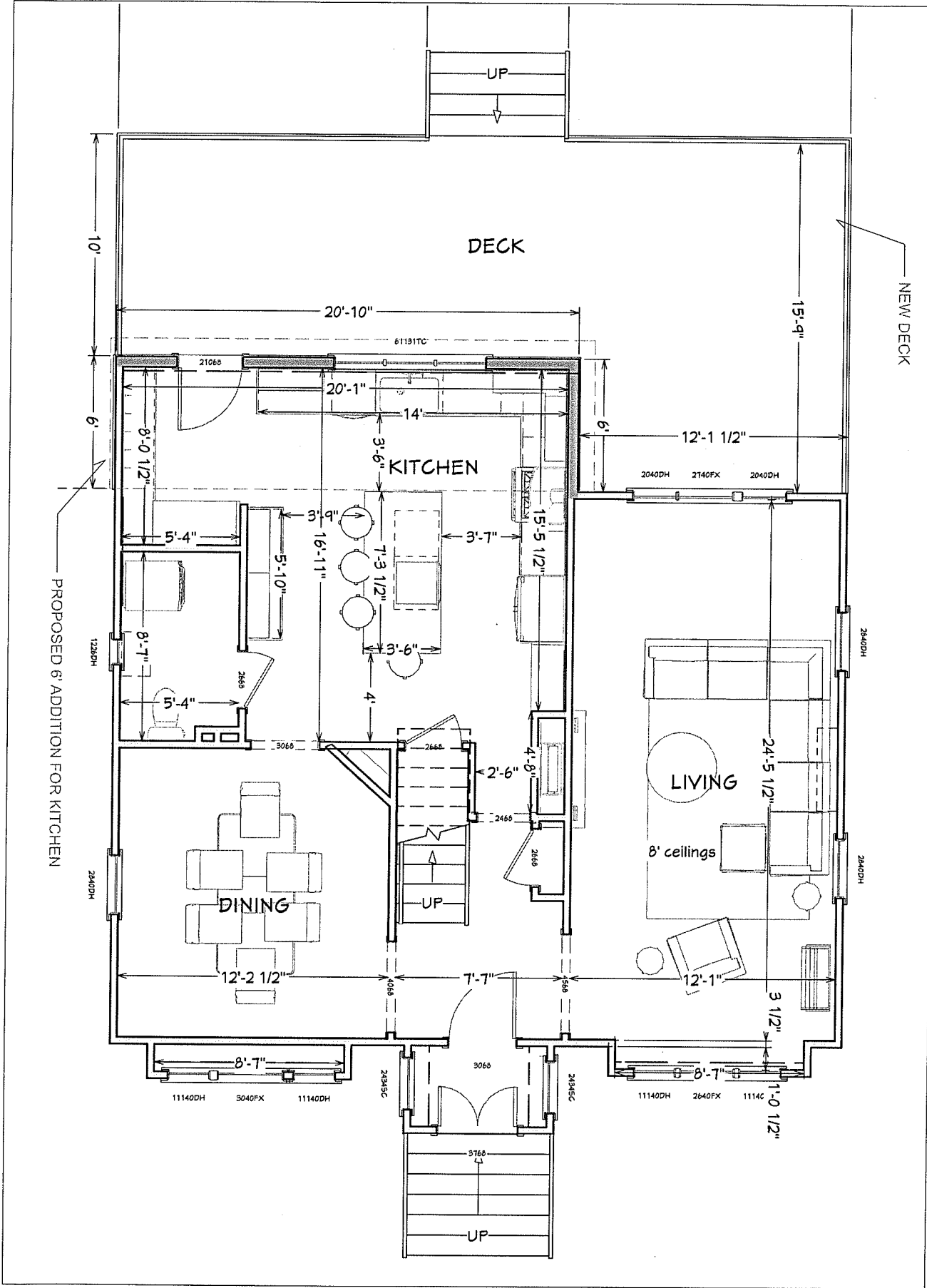
Lysne Renovation
201 Spring Street
Arlington, MA

SHEET TITLE
Existing Elevations

SCALE
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DATE
11/1/2022

SHEET NO.



PECASIS
727 Main Street
Melrose MA, 02176
781.692.1593

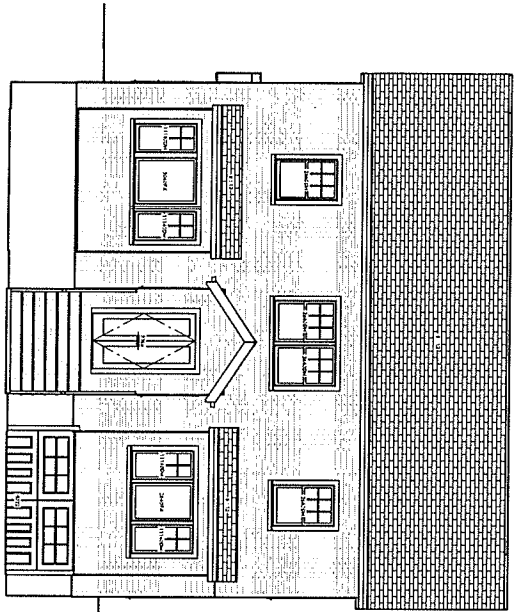
Lysne Renovation
201 Spring Street
Arlington, MA

SHEET TITLE
Proposed First Floor

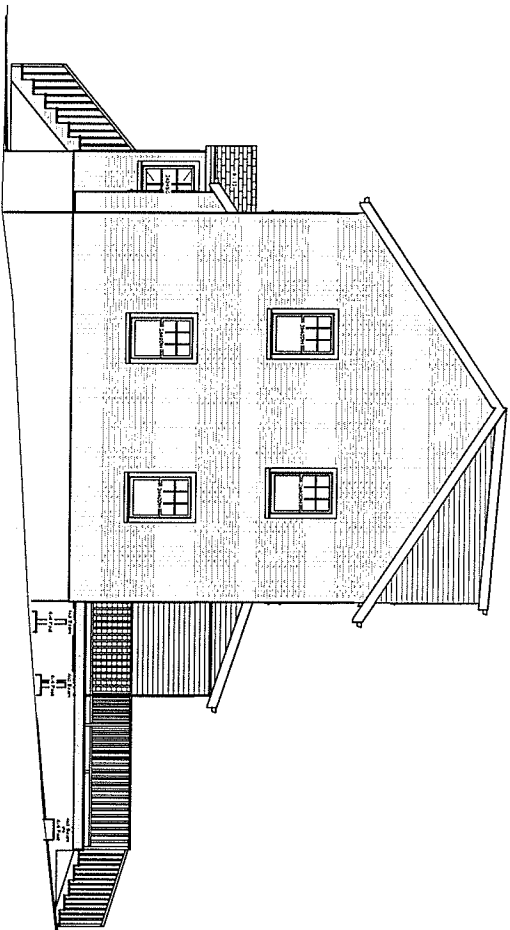
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DATE
11/1/2022

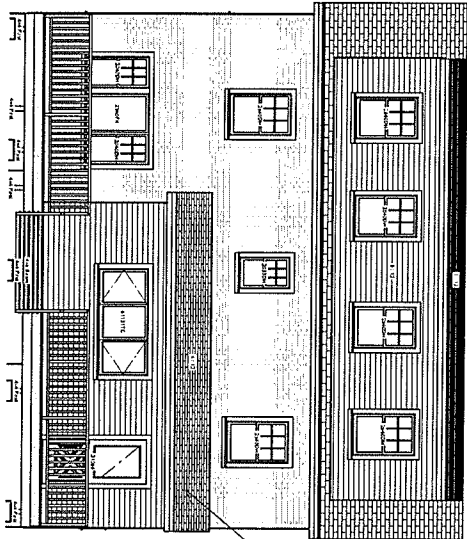
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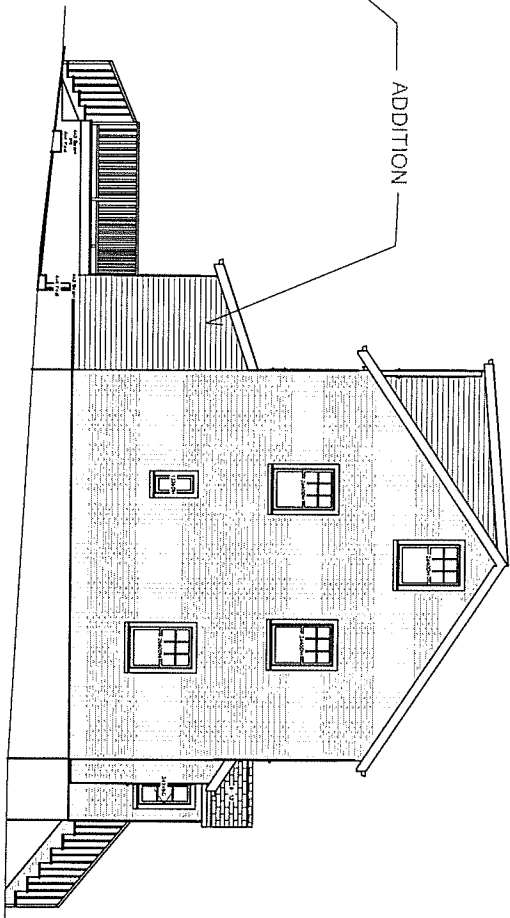
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PEGASUS
Design & Build
727 Main Street
Melrose MA, 02176
781.662.1593

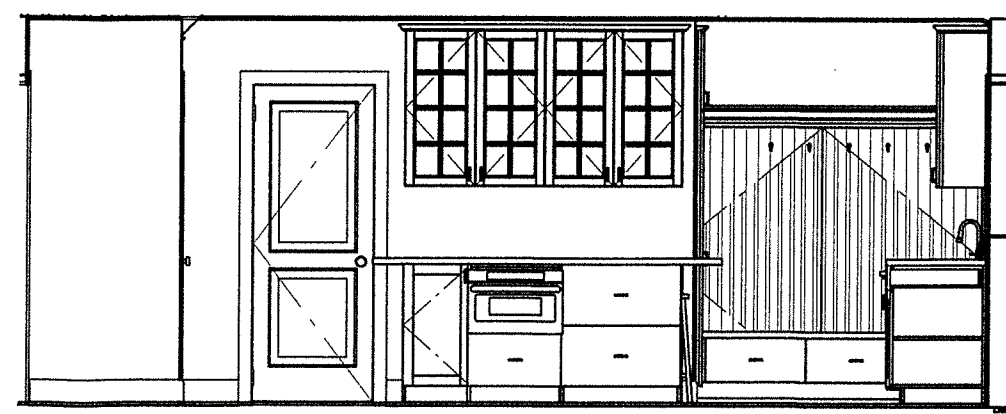
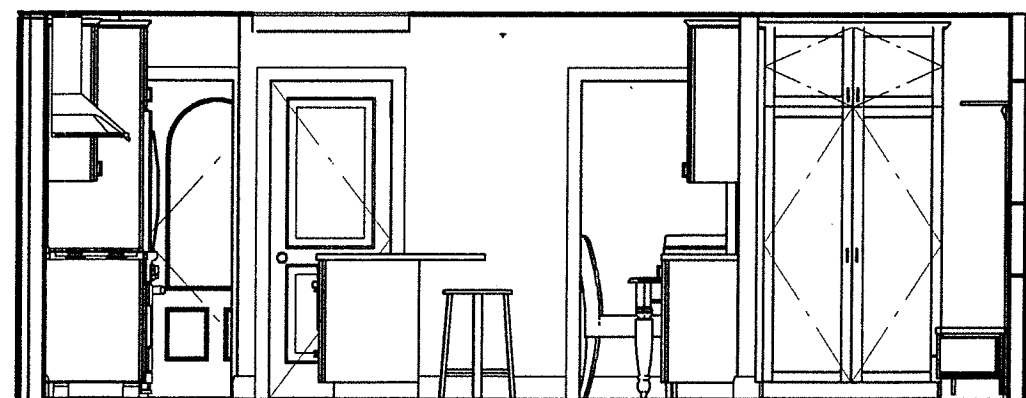
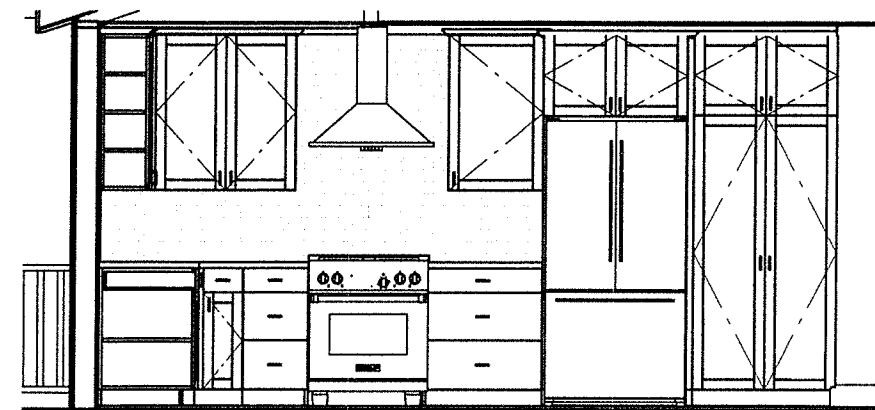
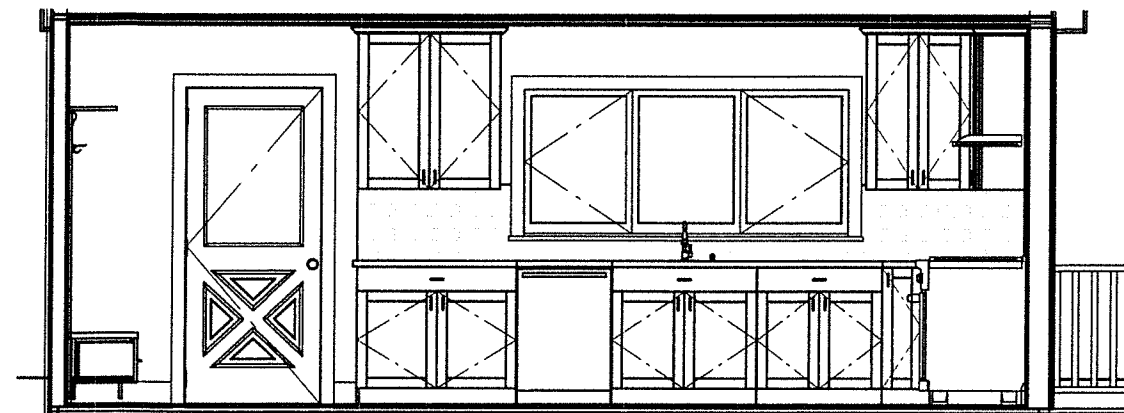
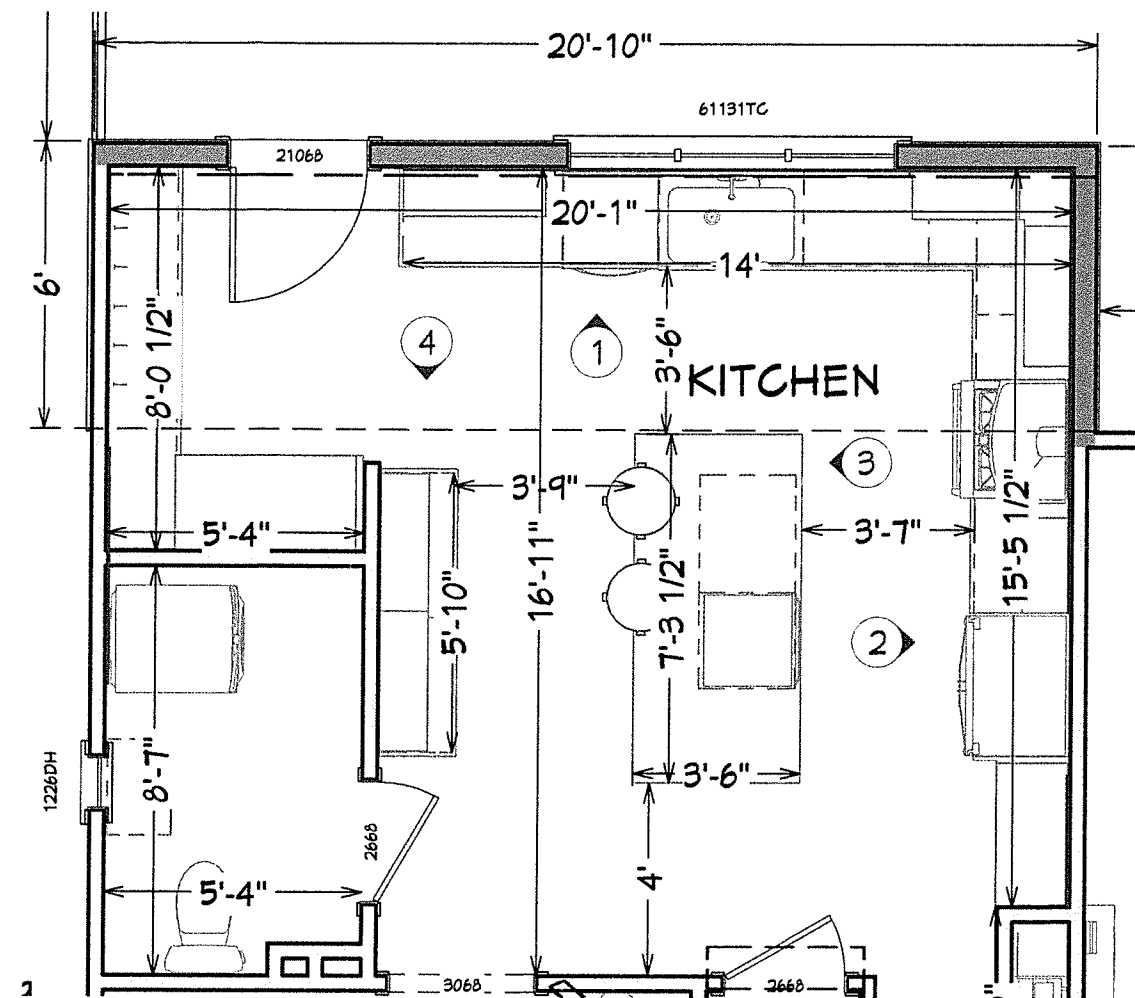
Lysne Renovation
201 Spring Street
Arlington, MA

SHEET TITLE
Proposed Elevations

SCALE
1/8"=1'-0"

DATE
11/1/2022

SHEET NO.





Town of Arlington, Massachusetts

Docket # 3715: 39 Woodside Lane (Continuance)

ATTACHMENTS:

Type	File Name	Description
Reference Material	ZBA_Package__39_Woodside_Lane.pdf	ZBA Package, 39 Woodside Lane
Reference Material	39_Woodside_Lane_Design_Dwg_9.24.22.pdf	39 Woodside Lane Design Dwg 9.24.22
Reference Material	39_Woodside_Ln_Topo.pdf	39 Woodside Ln Topo
Reference Material	Zimmer-Keller_Letter_9-27-22.pdf	Zimmer-Keller Letter 9-27-22
Reference Material	3715_39_Woodside_Lane.pdf	3715_39 Woodside Lane
Reference Material	39_Woodside_Lane_Design_Dwg_10.20.22.pdf	39 Woodside Lane Design Dwg 10.20.22
Reference Material	139_WOODSIDE_LANE_TREE_PLAN_10.25.22_ZBA.pdf	139 WOODSIDE LANE TREE PLAN_10.25.22 ZBA
Reference Material	distances_.pdf	distances_
Reference Material	Letter_and_sec_5.3.22.pdf	Letter and sec 5.3.22
Reference Material	REVIEW_OF_NEIGHBORHOOD_-_10.25.2022.pdf	REVIEW OF NEIGHBORHOOD - 10.25.2022
Reference Material	SPECIAL_PERMIT_APP_-_pages_1-3.pdf	SPECIAL PERMIT APP - pages 1-3
Reference Material	SPECIAL_PERMIT_APP_-_pages_4-5.pdf	SPECIAL PERMIT APP - pages 4-5
Reference Material	SURVEY.pdf	SURVEY
Reference Material	39_Woodside_Lane_Objection_Oct_25_2022_spreadsheet.pdf	39 Woodside Lane Objection_Oct 25 2022 spreadsheet
Reference Material	39_Woodside_Lane_Objection_Schilder.pdf	39 Woodside Lane Objection_Schilder
Reference Material	Stephanie_Janvion_39_Woodside_Lane_Tree_Plan.pdf_final_(1).pdf	Stephanie Janvion 39 Woodside Lane Tree Plan.pdf final (1)
Reference Material	K_Osborn_letter.pdf	K Osborn letter
Reference Material	Dear_Zoning_Board_of_Appeals_Nov_15_2022.pdf	Dear Zoning Board of Appeals_Nov 15 2022
Reference	D_Thapa_email.pdf	D Thapa email



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 AUG 26 AM 10:55

Town of Arlington
Zoning Board of Appeals
23 Maple Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

RECEIVED

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **AC General Contracting** of Watertown, MA. On August 11, 2022, a petition seeking permission to alter their property located at **39 Woodside Lane- Block Plan 088.0-0003-0003.0** Said petition would require a Special Permit under **Section 5.4.2B(6) Districts and Uses** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening September 27, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard.** To join the meeting, please register using the following URL:
<https://town-arlington-ma-us.zoom.us/join/6hrz4iEtcR6s2r9eZiaorRAsqbMh>

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at **www.arlingtonma.gov/zba**.

DOCKET NO 3715

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of 39 Woodside Lane
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw
Section 5.4B(6).

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 39 Woodside Lane with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section
5.4.2B(6).

E-Mail: steph@acgeneralcontractinginc.com Signed:  Date: 08/11/2022

Telephone: 857-888-2134 Address: 28 Revere Road, Woburn, MA 01801

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.
R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section 5.4.2B(6).

B). Explain why the *requested use is essential or desirable to the public convenience or welfare*.
The requested special permit and the construction/remodeling contemplated will substantially improve an existing property which is in substantial disrepair. It will enhance the property, the neighborhood and are in keeping with the character of the neighborhood.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety*.
We are not adding any additional vehicles to the roadway system.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare*.
We are not adding any additional water or sewer service connections we are only adding an addition to an existing single family dwelling.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

No special regulations apply.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed renovations will significantly enhance and improve this property which is in disrepair.

As such, the proposed renovations will positively enhance the neighborhood and are in keeping with

the character of the neighborhood.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed renovations are to an existing single family home. When completed, the home will

remain a single family but will have a more adequate living space for a family. The proposed

addition will clearly not cause an excess of that particular use nor will it be detrimental to the

character of the neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 39 Woodside Lane Zoning District: R-1

2. Present Use/Occupancy: Residential No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
1780 Sq. Ft.

4. Proposed Use/Occupancy: residential No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4145 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
7. Frontage (Ft.)	64.27'	64.27'	min. 60'
8. Floor area ratio	0.19	0.45	max.
9. Lot Coverage (%)	11.5%	26.8%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
11. Front Yard Depth (Ft.)	38.3'	25.2'	min. 25'
12. Left Side Yard Depth (Ft.)	13.6'	10.4'	min. 10'
13. Right Side Yard Depth (Ft.)	36.6'	14.8'	min. 10'
14. Rear Yard Depth (Ft.)	11.9'	11.9'	min. 20'
15. Height (Stories)	2	2	max. 2 1/2
16. Height (Ft.)	29.0'	34.2'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
17A. Landscaped Open Space (% of GFA)	304 %	111 %	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
18A. Usable Open Space (% of GFA)	304 %	111 %	min. 30%
19. Number of Parking Spaces	1	2	min. 2
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	Wood	Wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	4/12	6/12	min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 39 Woodside Lane

Zoning District: R-1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>9,120 s.f.</u>	<u>9,120 s.f.</u>
Open Space, Usable	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Open Space, Landscaped	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>703</u>	<u>1895</u>
2 nd Floor	<u>739</u>	<u>1481</u>
3 rd Floor	<u>0</u>	<u>0</u>
4 th Floor	<u>0</u>	<u>0</u>
5 th Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>338</u>	<u>769</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	<u>1780</u>	<u>4145</u>

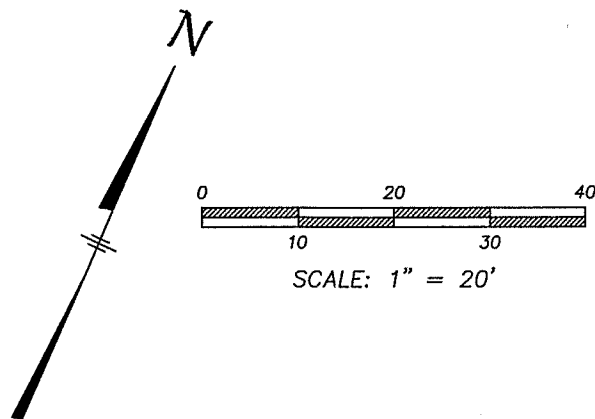
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Landscaped Open Space (% of GFA)	<u>304 %</u>	<u>111 %</u>
Usable Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Usable Open Space (% of GFA)	<u>304 %</u>	<u>111 %</u>

This worksheet applies to plans dated 06.20.22 designed by Paul R. Lessard
Architect

Reviewed with Building Inspector: _____ Date: _____



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

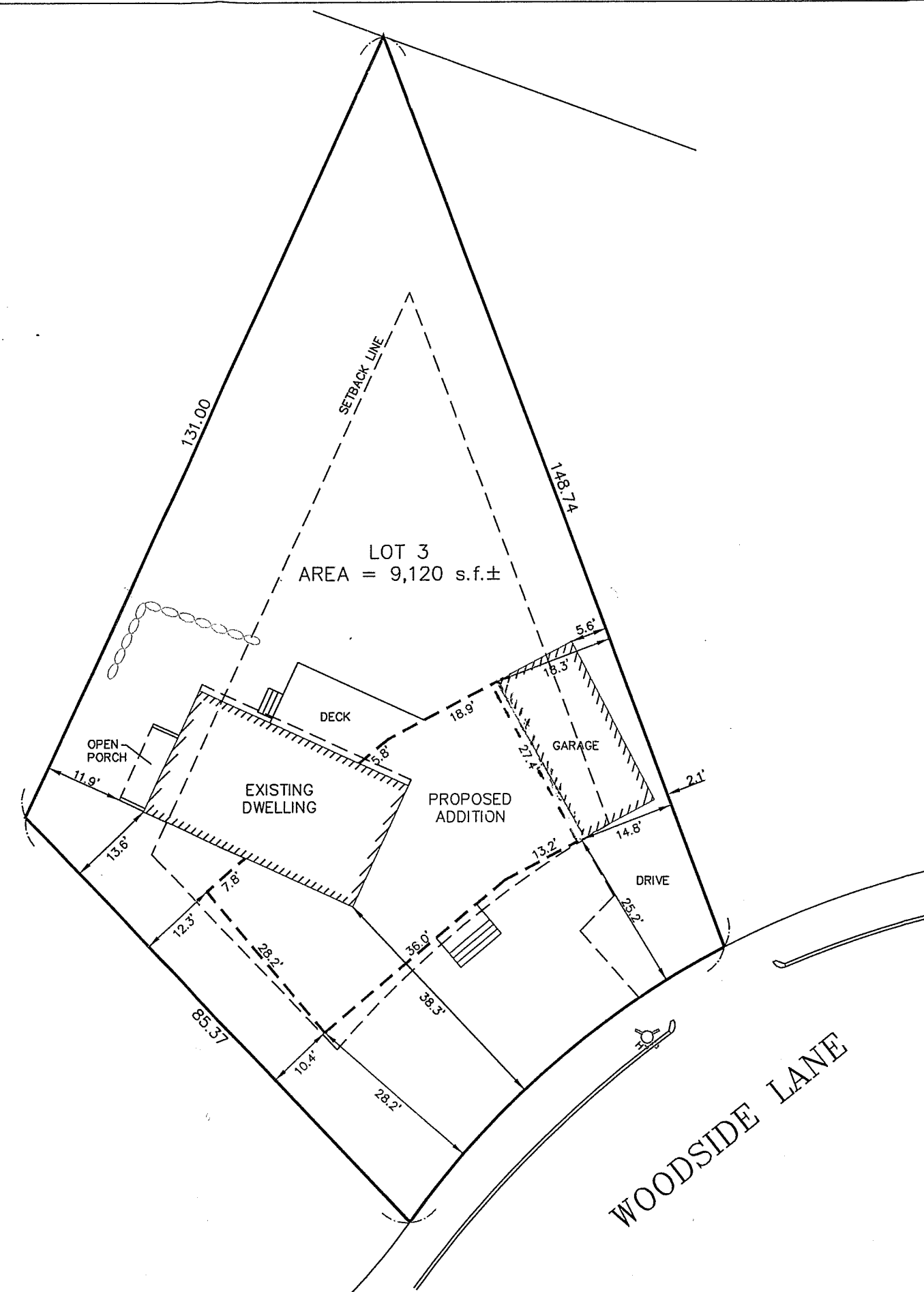
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022
DATE OF PLAN: MAY 20, 2022
DATE OF PLAN: JULY 20, 2022 (PROPOSED ADDITION)
REVISION: AUGUST 6, 2022 (PROPOSED ADDITION CHANGED)



RICHARD J. MEDE, JR. P.L.S.

08/06/2022
DATE:



PROPOSED PLOT PLAN
39 WOODSIDE ROAD
ARLINGTON, MA.
(MIDDLESEX COUNTY)

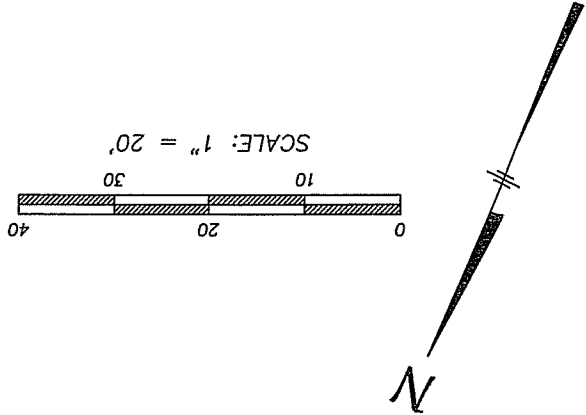
PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022

DATE OF PLAN: MAY 20, 2022

REVISION: MAY 25, 2022 (ELEVATIONS)

REVISION: JUNE 10, 2022 (ADDED ELEV)

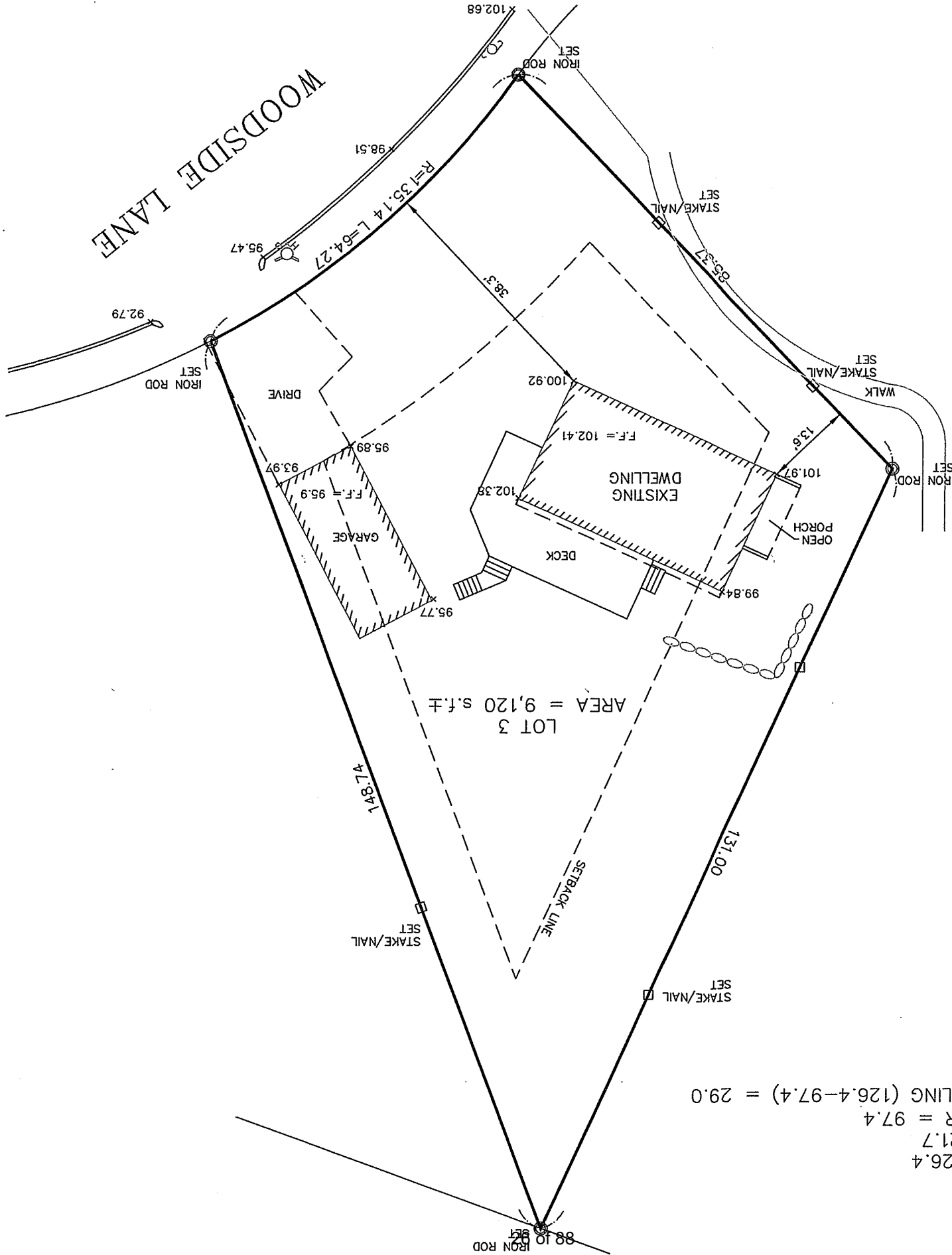
REVISION: JULY 21, 2022 (SET PROPERTY)

RICHARD J. MEDE, JR. P.L.S.

DATE: 07/21/2022



ROOF PEAK = 126.4
ROOF DRIP = 121.7
AVG TOP GUTTER = 97.4
HEIGHT OF DWELLING (126.4-97.4) = 29.0



PREPARED FOR:

A.C. GENERAL

PREPARED BY:



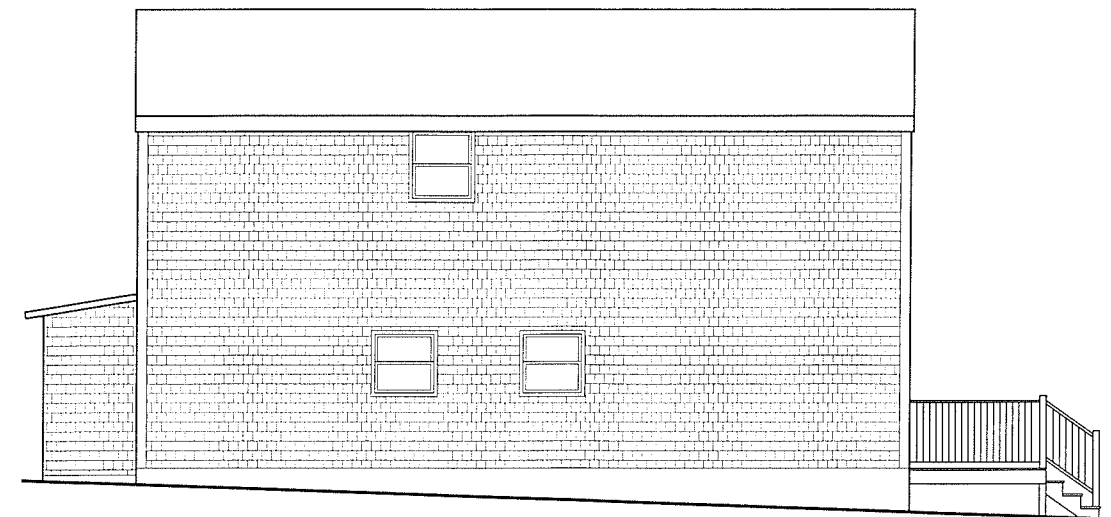
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

DRAWN	CHECKED	FILE NO.
CAV	RJM	21526

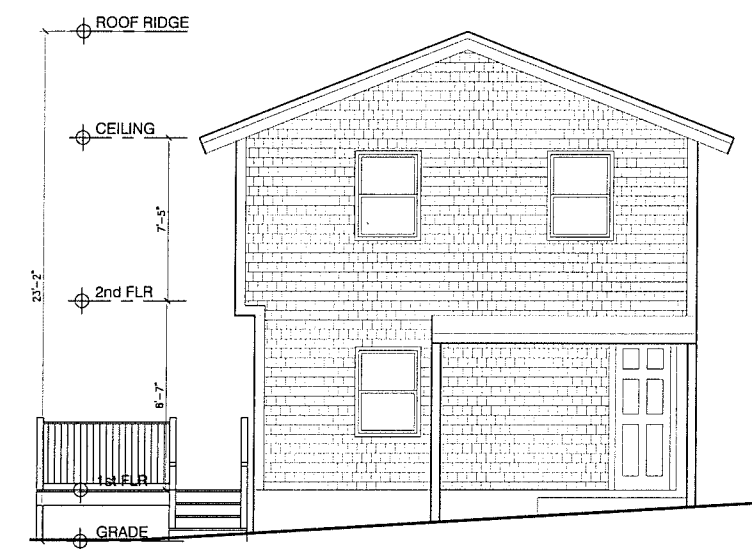
CERTIFIED PLOT PLAN
39 WOODSIDE LANE
ARLINGTON, MA.
(MIDDLESEX COUNTY)



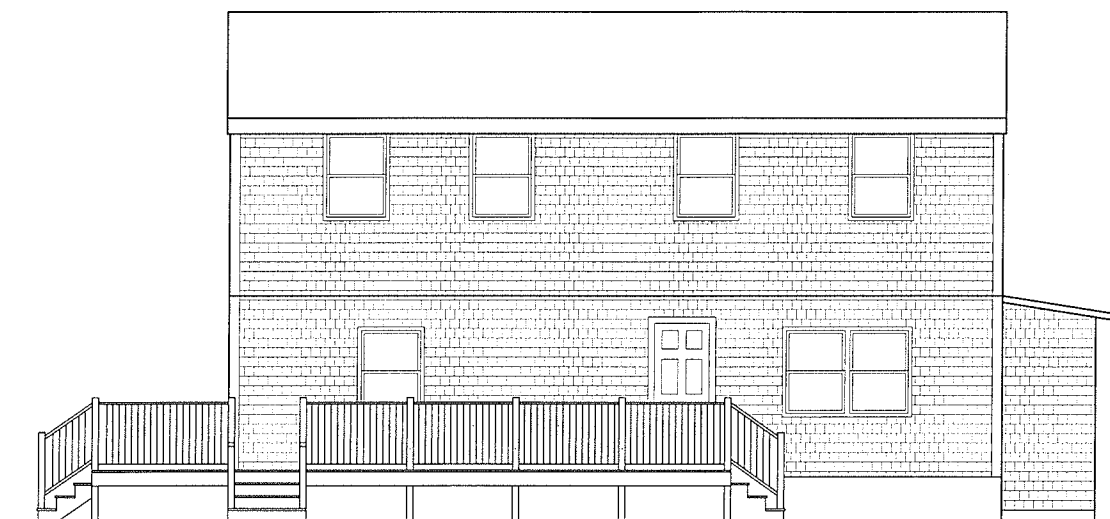
1
A1
EXISTING WEST (FRONT) ELEVATION
1/4"=1'-0"



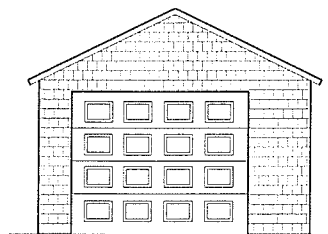
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A1
EXISTING NORTH ELEVATION
1/4"=1'-0"



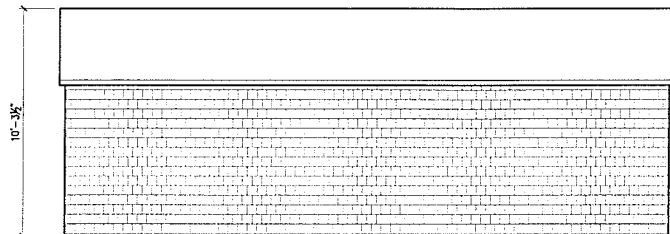
3
A1
EXISTING EAST (REAR) ELEVATION
1/4"=1'-0"



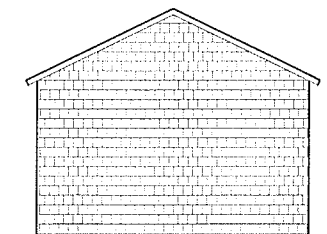
4
A1
EXISTING SOUTH ELEVATION
1/4"=1'-0"



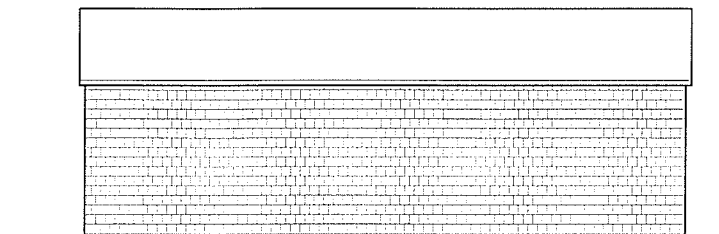
5
A1
EXISTING GARAGE WEST (FRONT) ELEV.
1/4"=1'-0"



6
A1
EXISTING GARAGE NORTH ELEV.
1/4"=1'-0"



7
A1
EXISTING GARAGE EAST ELEV.
1/4"=1'-0"



8
A1
EXISTING GARAGE SOUTH ELEV.
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paulrlessard.com

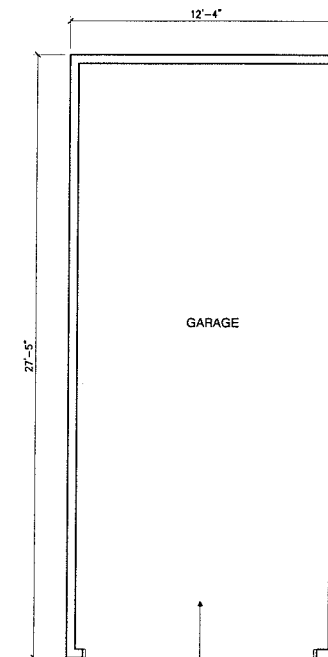
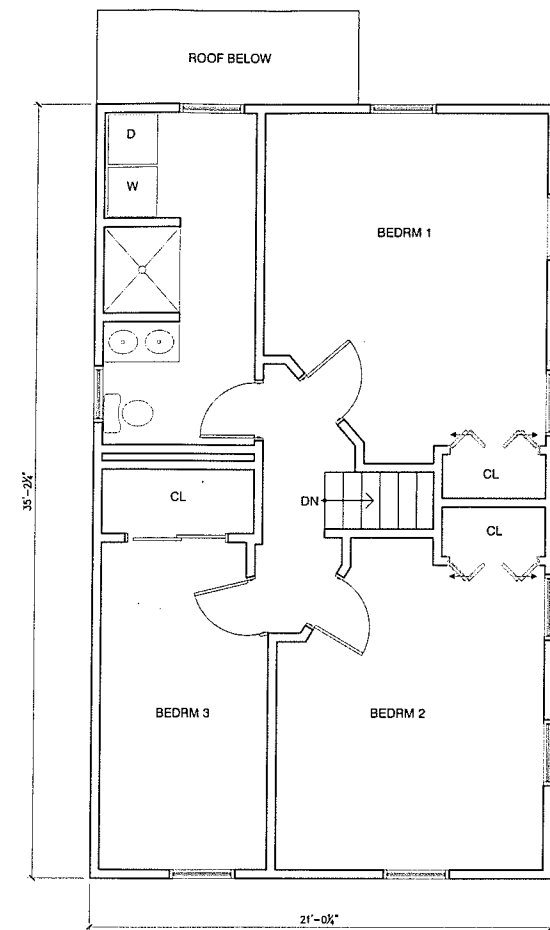
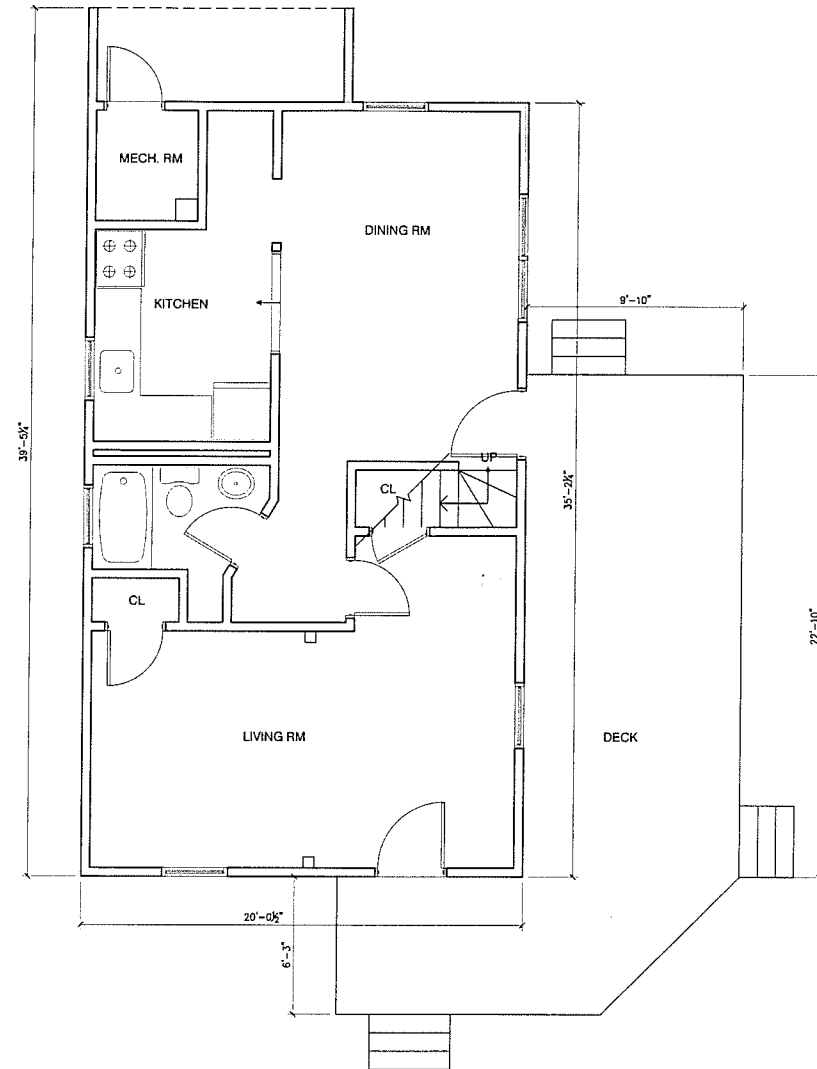
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT
NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A1



PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 13 STATION ROAD SALEM, MA 01970
 (978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
 39 WOODSIDE LANE
 ARLINGTON, MASSACHUSETTS

EXISTING FLOOR PLANS

REVISIONS:

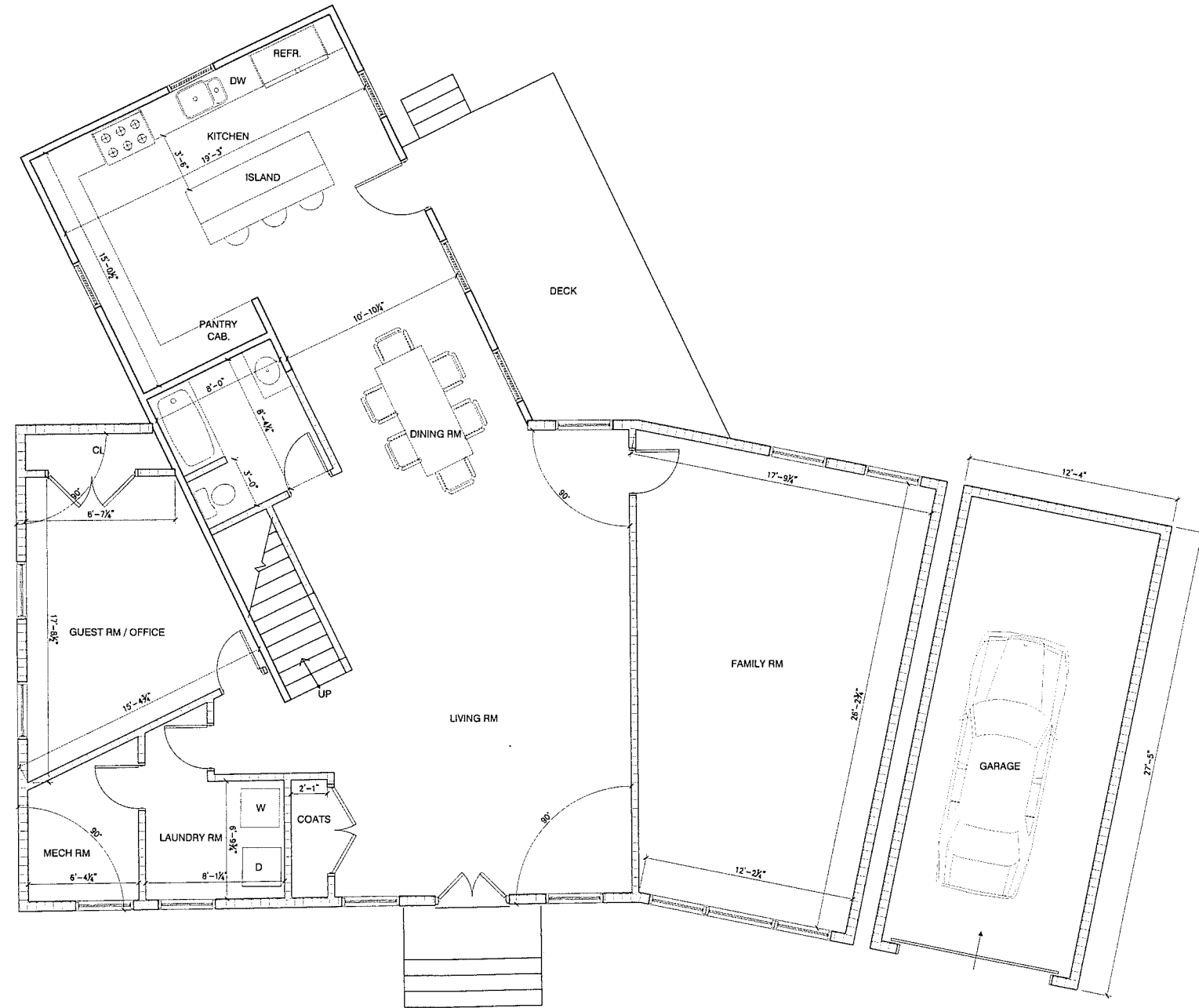
PROJECT NUMBER:
 DATE: 8/15/22
 SCALE: AS NOTED
 DRAWN: PRL
 CHECK:

DRAWING NUMBER:

A2



1
A3
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



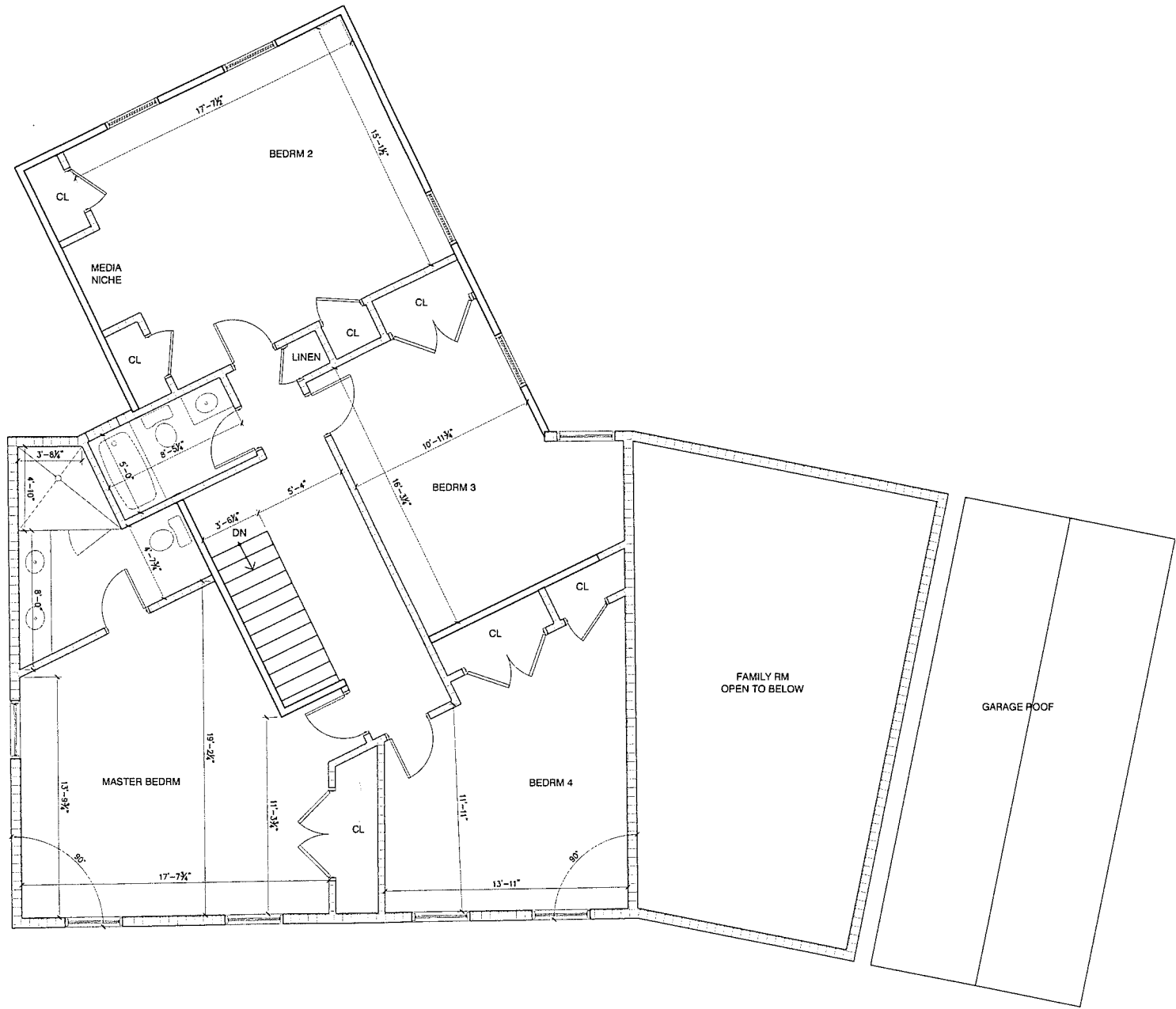
1
A4
PROPOSED 1st FLOOR PLAN
1/4"=1'-0"

REVISIONS:

PROJECT
NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A4



1
A5
PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"

PAUL R. LESSARD
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13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

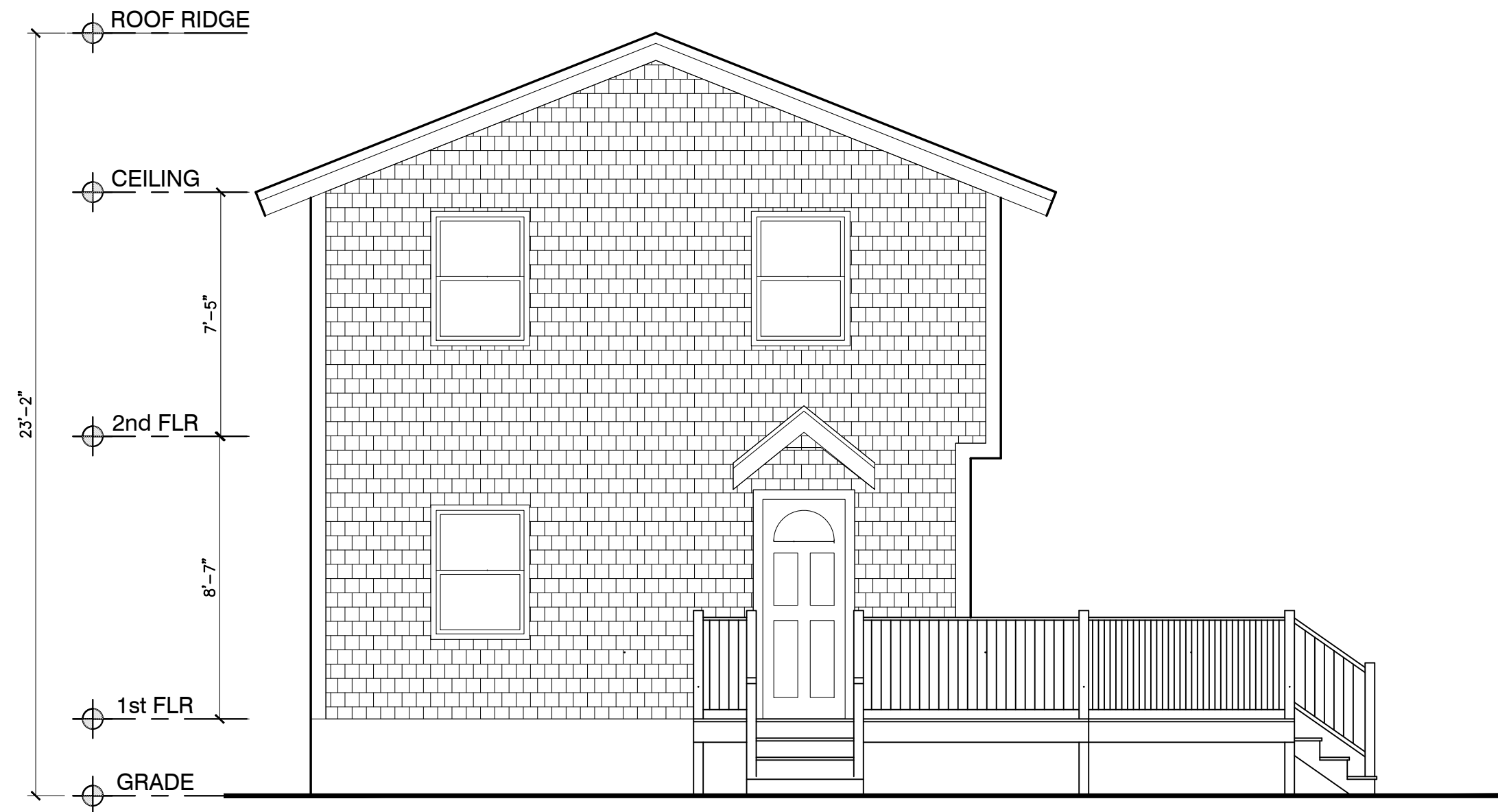
PROPOSED 2nd FLOOR PLAN

REVISIONS:

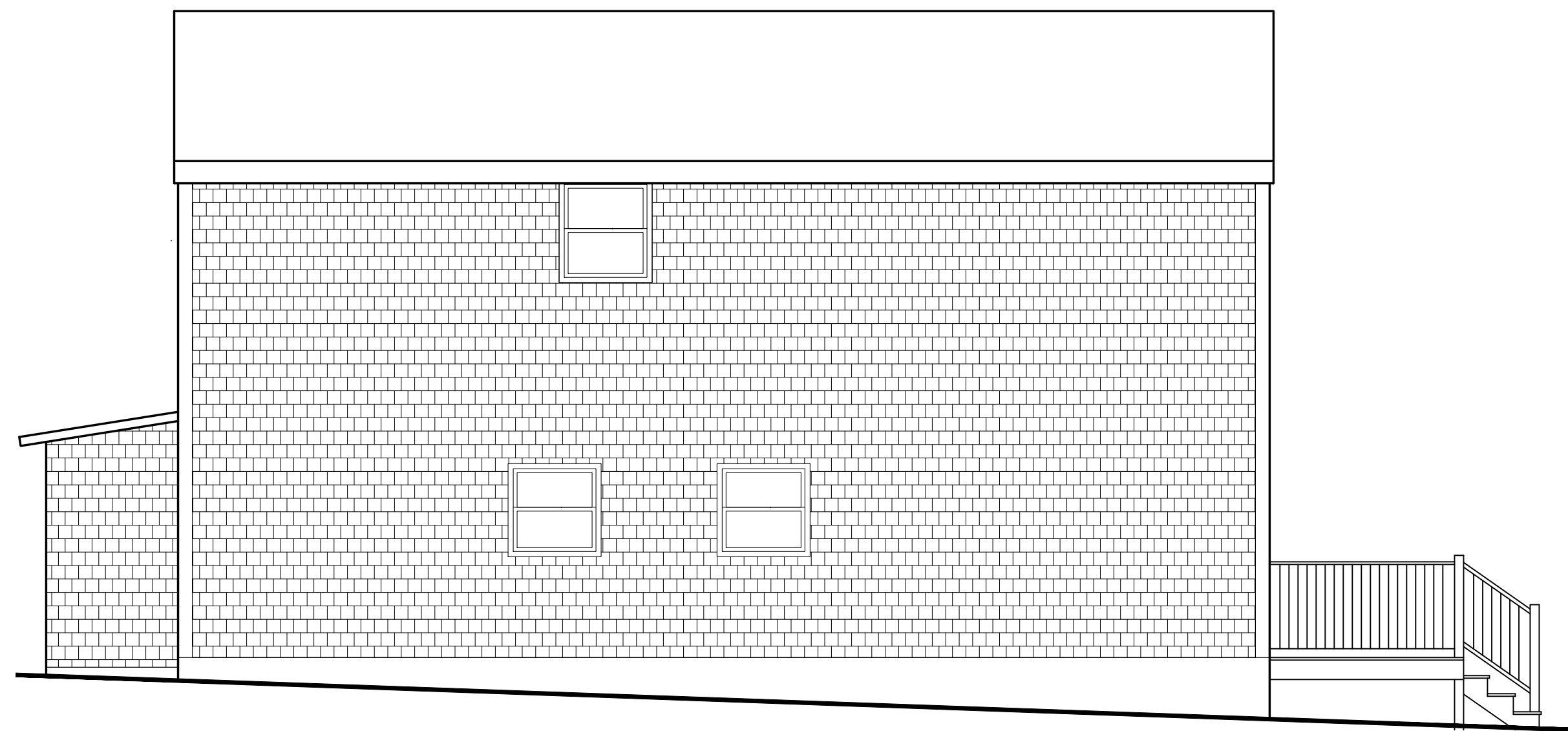
PROJECT
NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

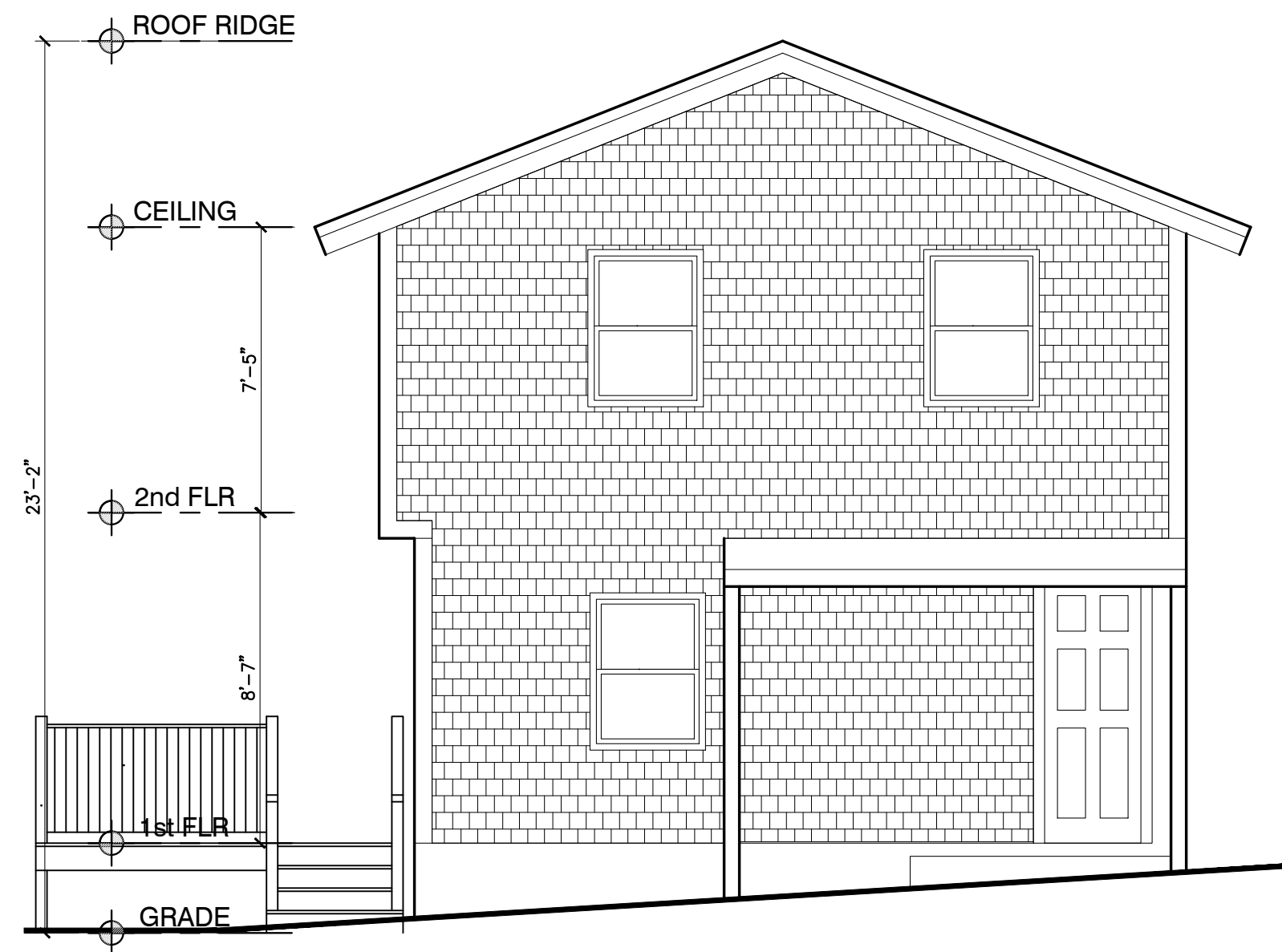
A5



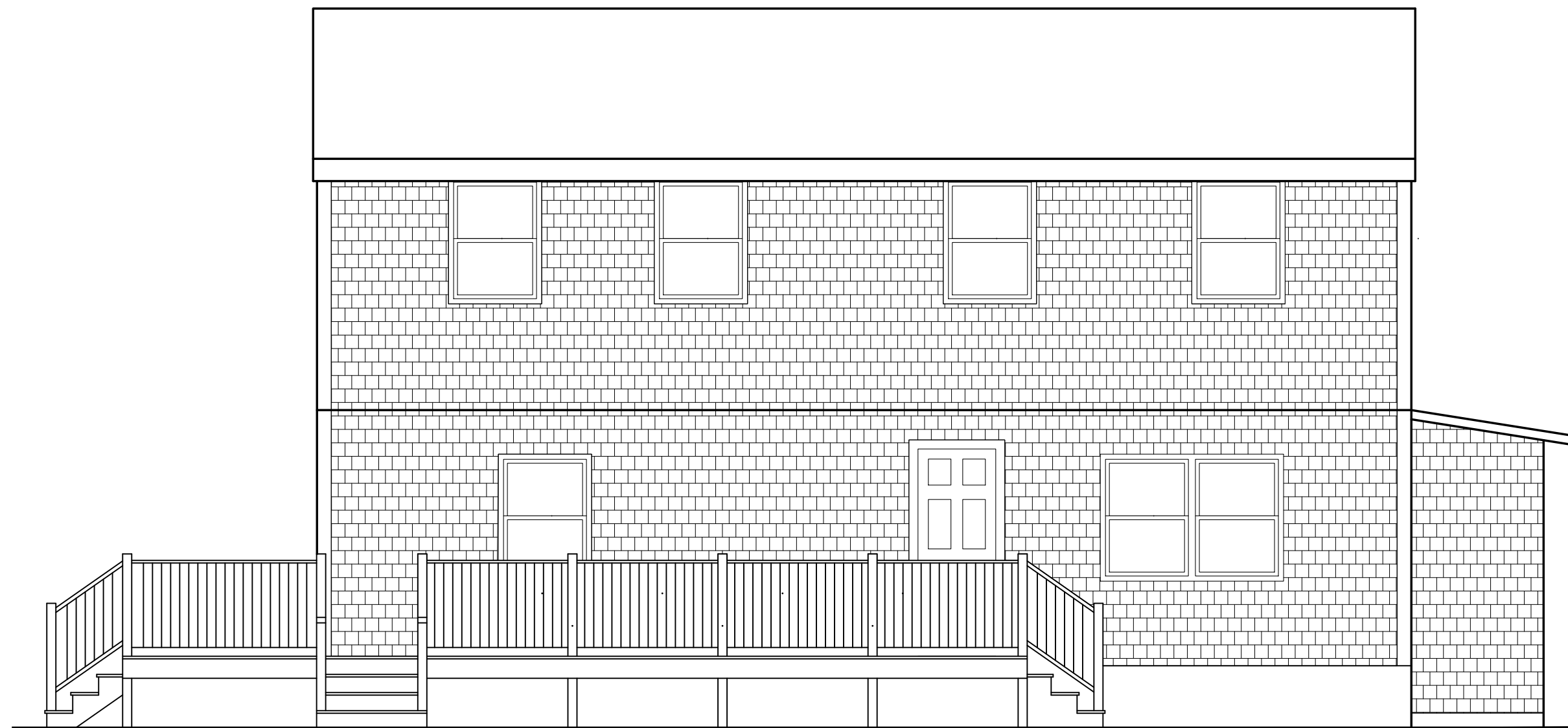
1
A1
EXISTING EAST (FRONT) ELEVATION
1/4"=1'-0"



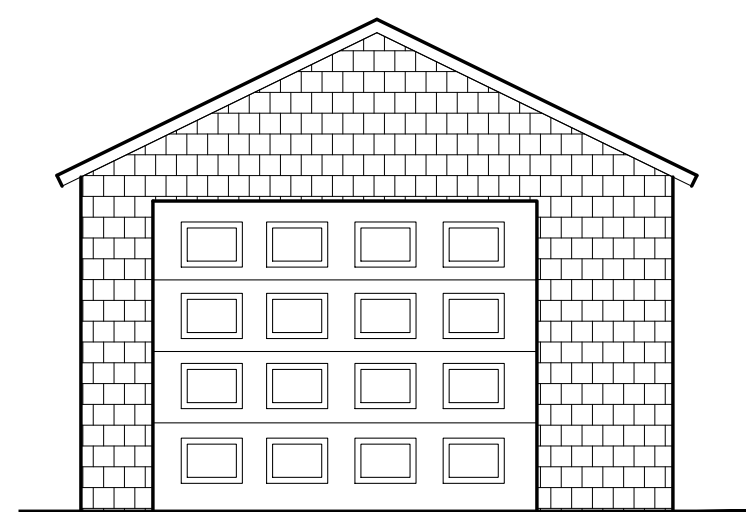
2
A1
EXISTING SOUTH ELEVATION
1/4"=1'-0"



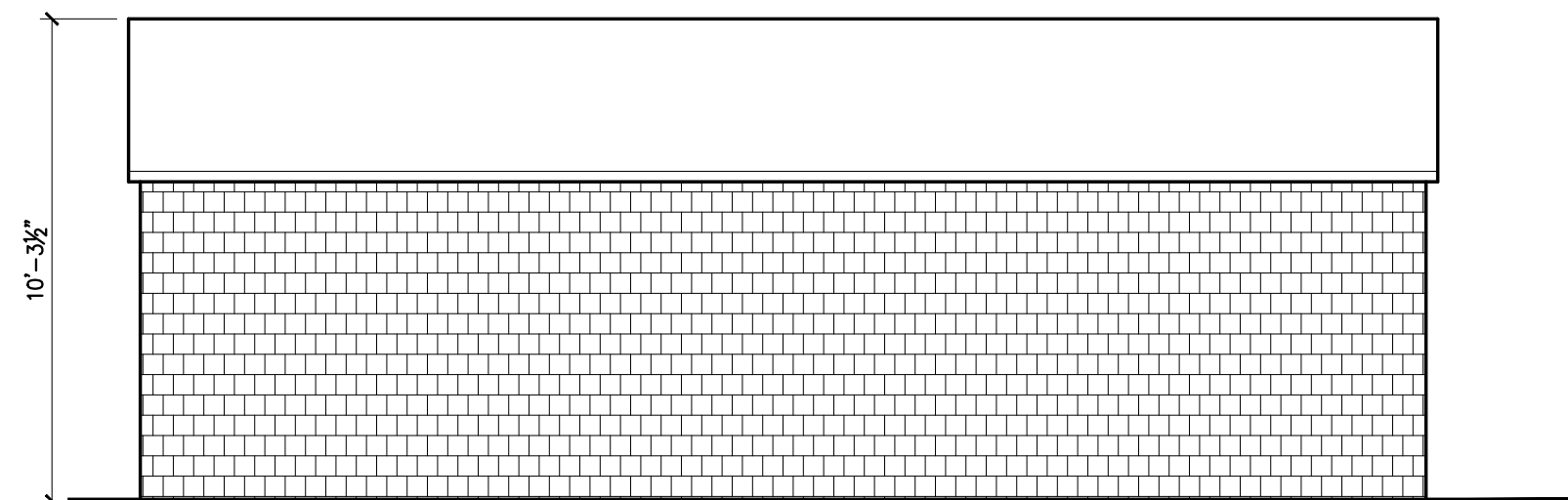
3
A1
EXISTING WEST (REAR) ELEVATION
1/4"=1'-0"



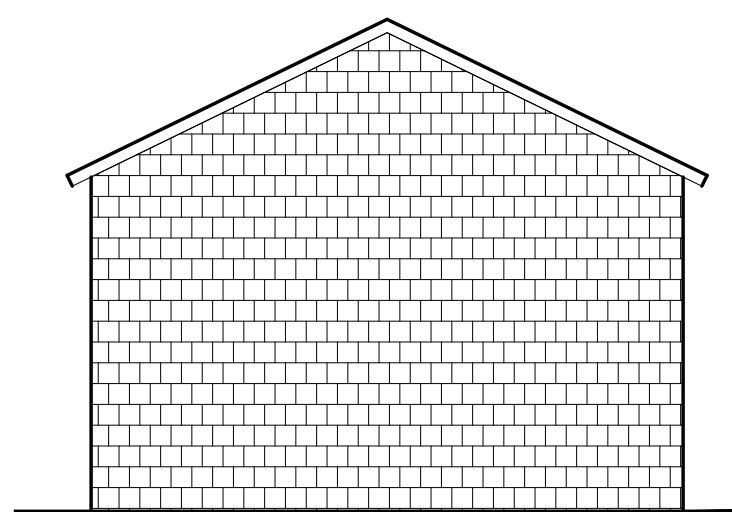
4
A1
EXISTING NORTH ELEVATION
1/4"=1'-0"



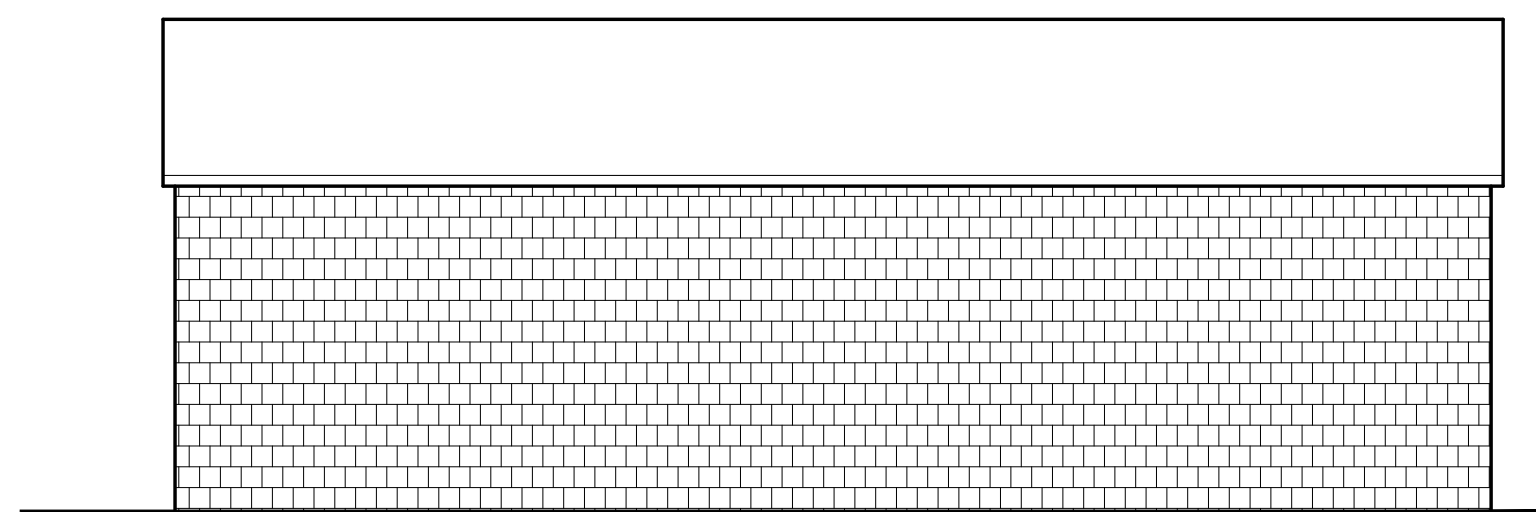
5
A1
EXISTING GARAGE EAST (FRONT) ELEV.
1/4"=1'-0"



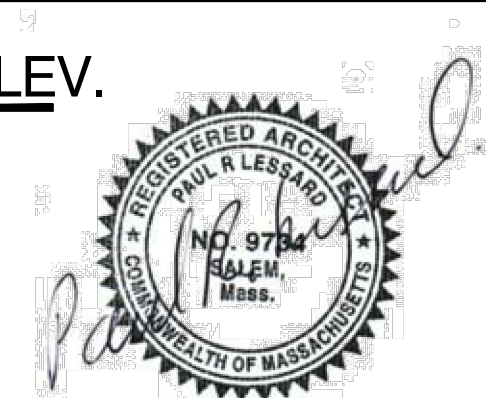
6
A1
EXISTING GARAGE SOUTH ELEV.
1/4"=1'-0"



7
A1
EXISTING GARAGE WEST ELEV.
1/4"=1'-0"



8
A1
EXISTING GARAGE NORTH ELEV.
1/4"=1'-0"



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

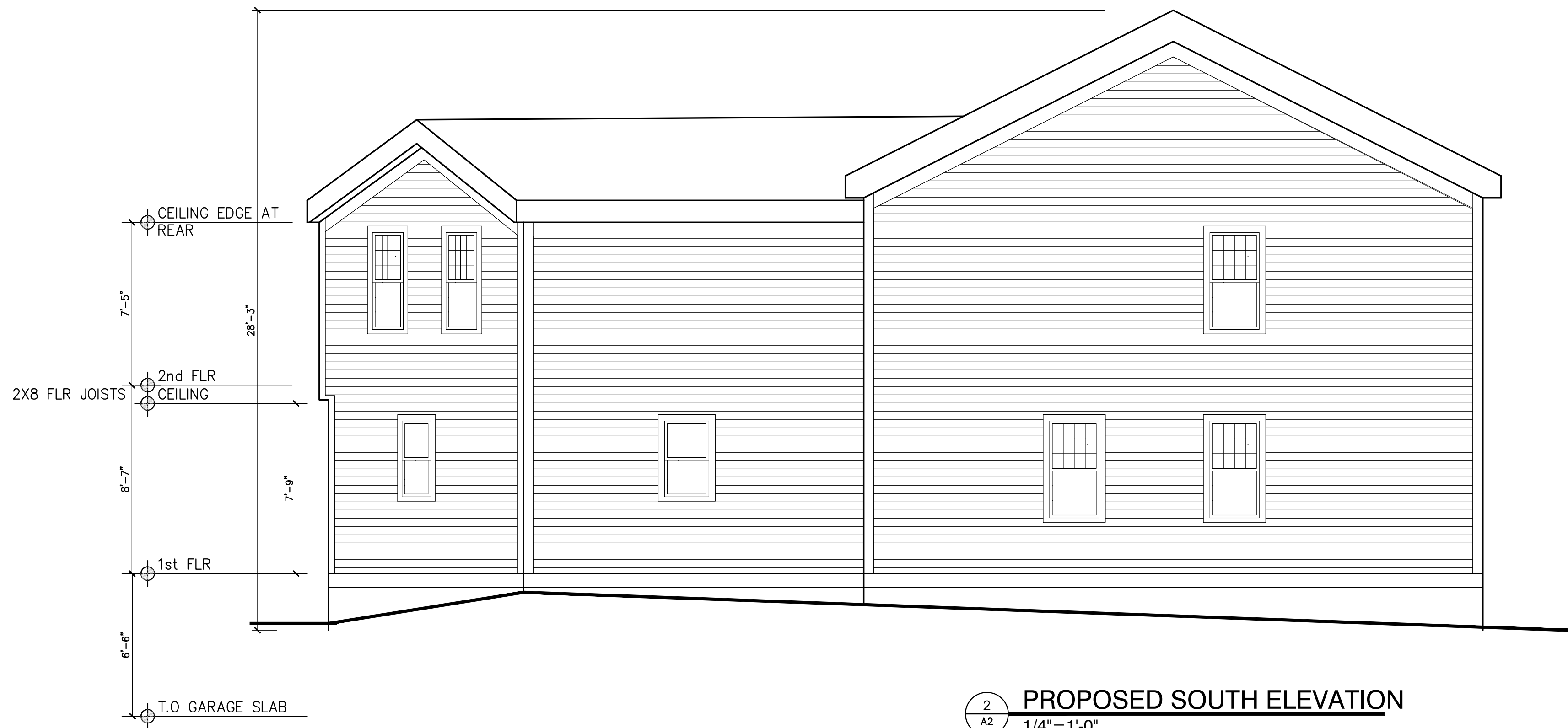
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DATE: 9/24/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

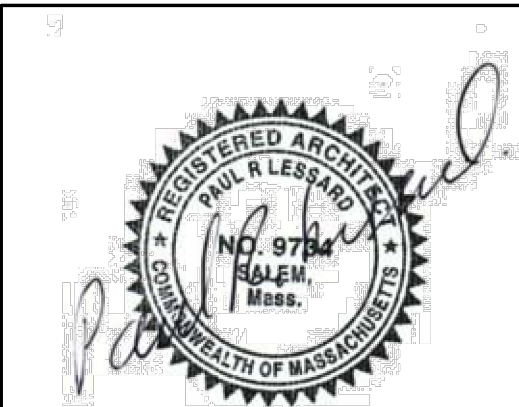
A1



1
A2
PROPOSED EAST (FRONT) ELEVATION
1/4"=1'-0"



2
A2
PROPOSED SOUTH ELEVATION
1/4"=1'-0"



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(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:

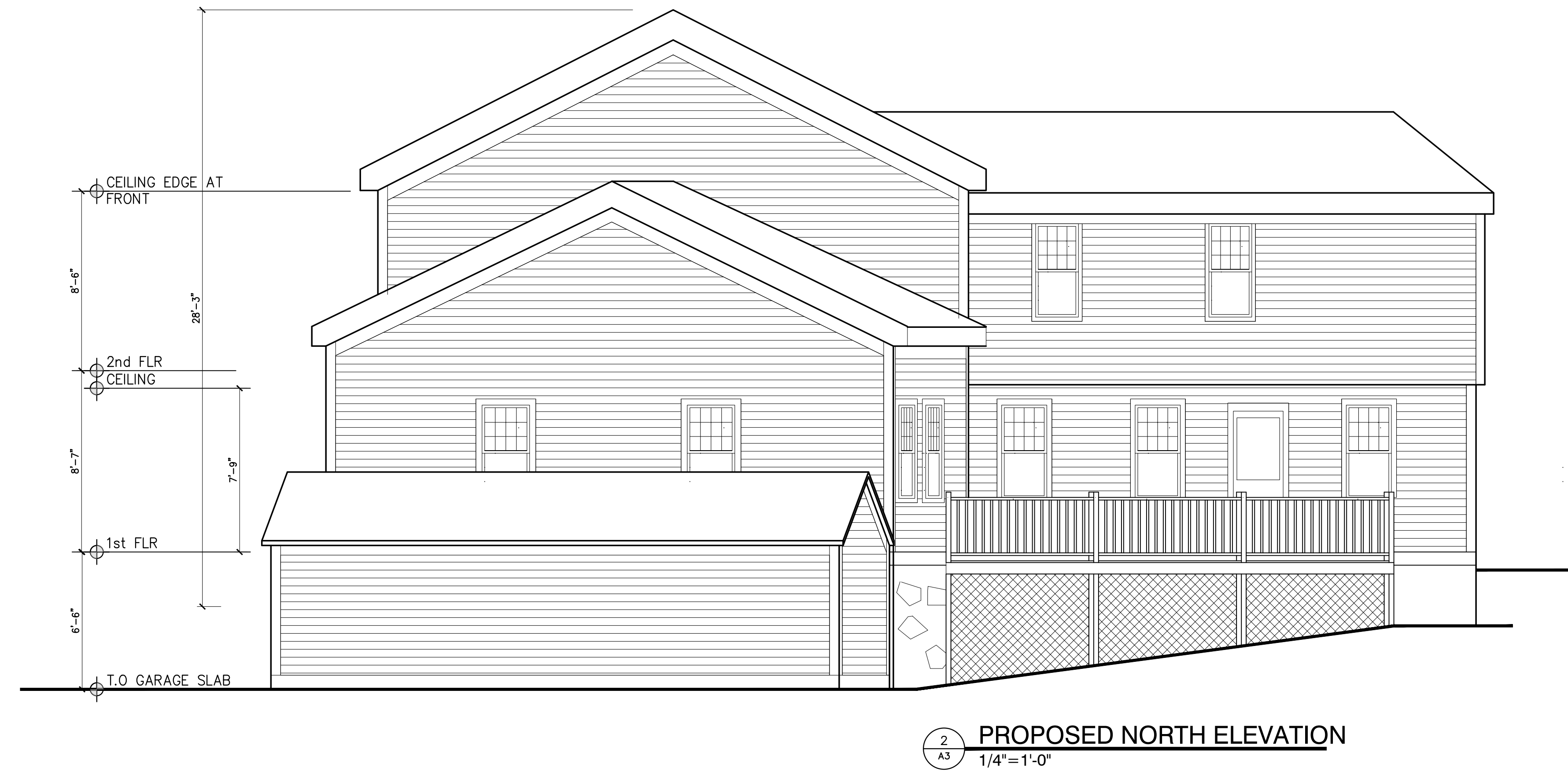
PROJECT NUMBER:
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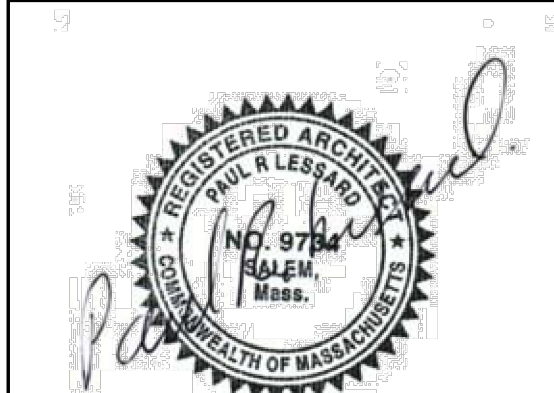
A2



1
A3
PROPOSED WEST (REAR) ELEVATION
1/4"=1'-0"



2
A3
PROPOSED NORTH ELEVATION
1/4"=1'-0"



PAUL R. LESSARD
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13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

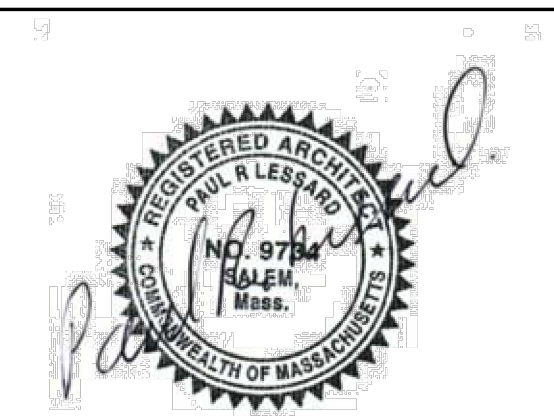
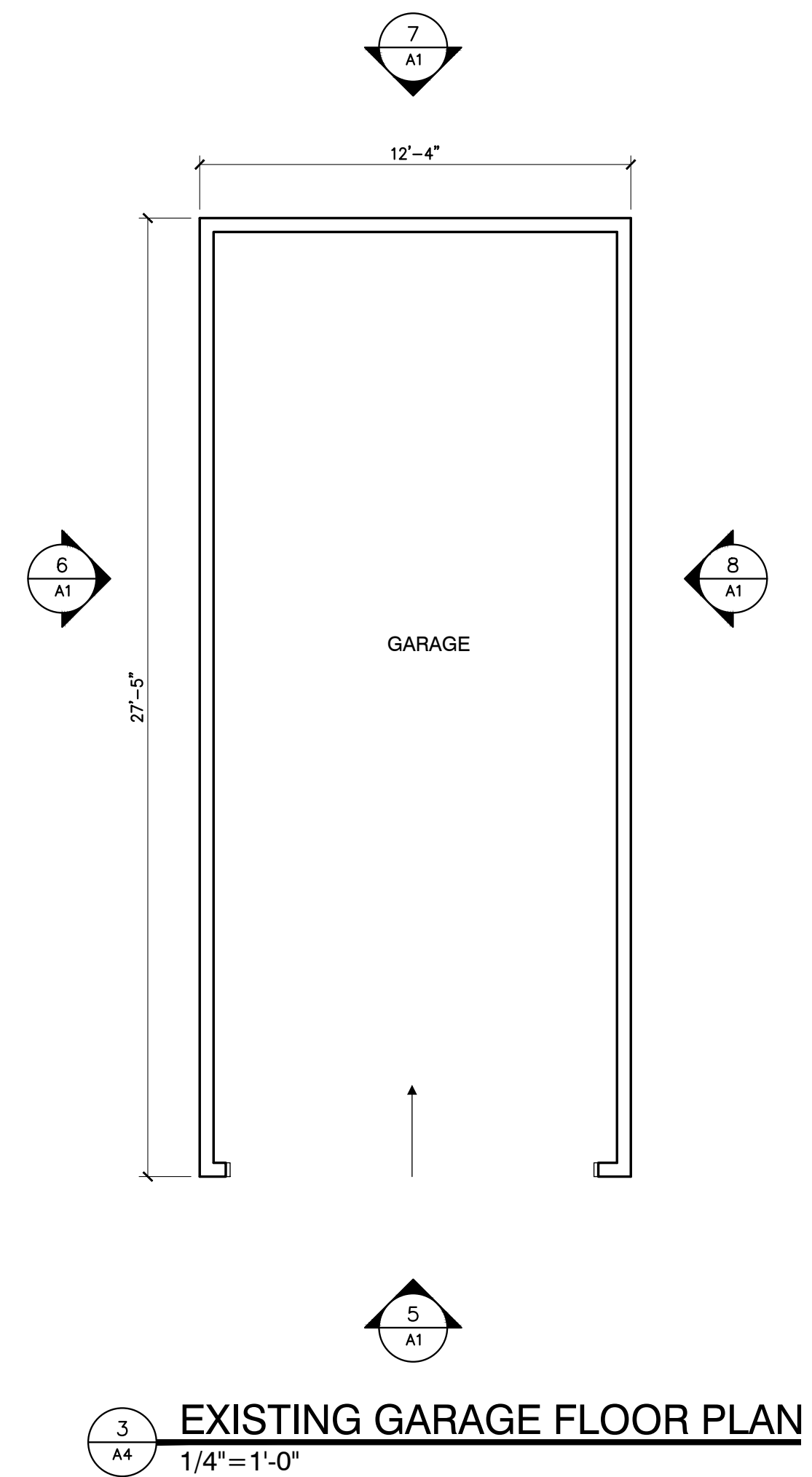
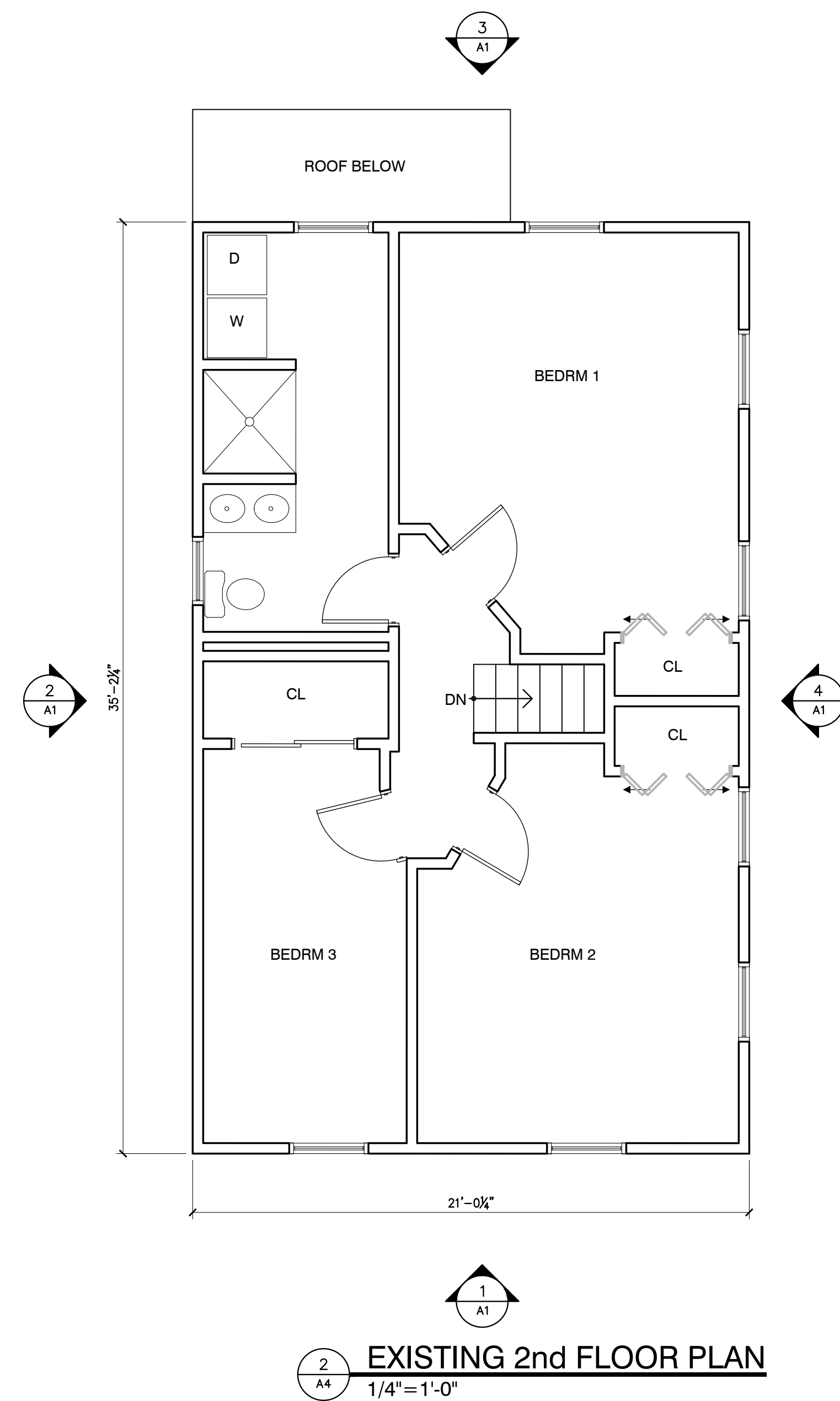
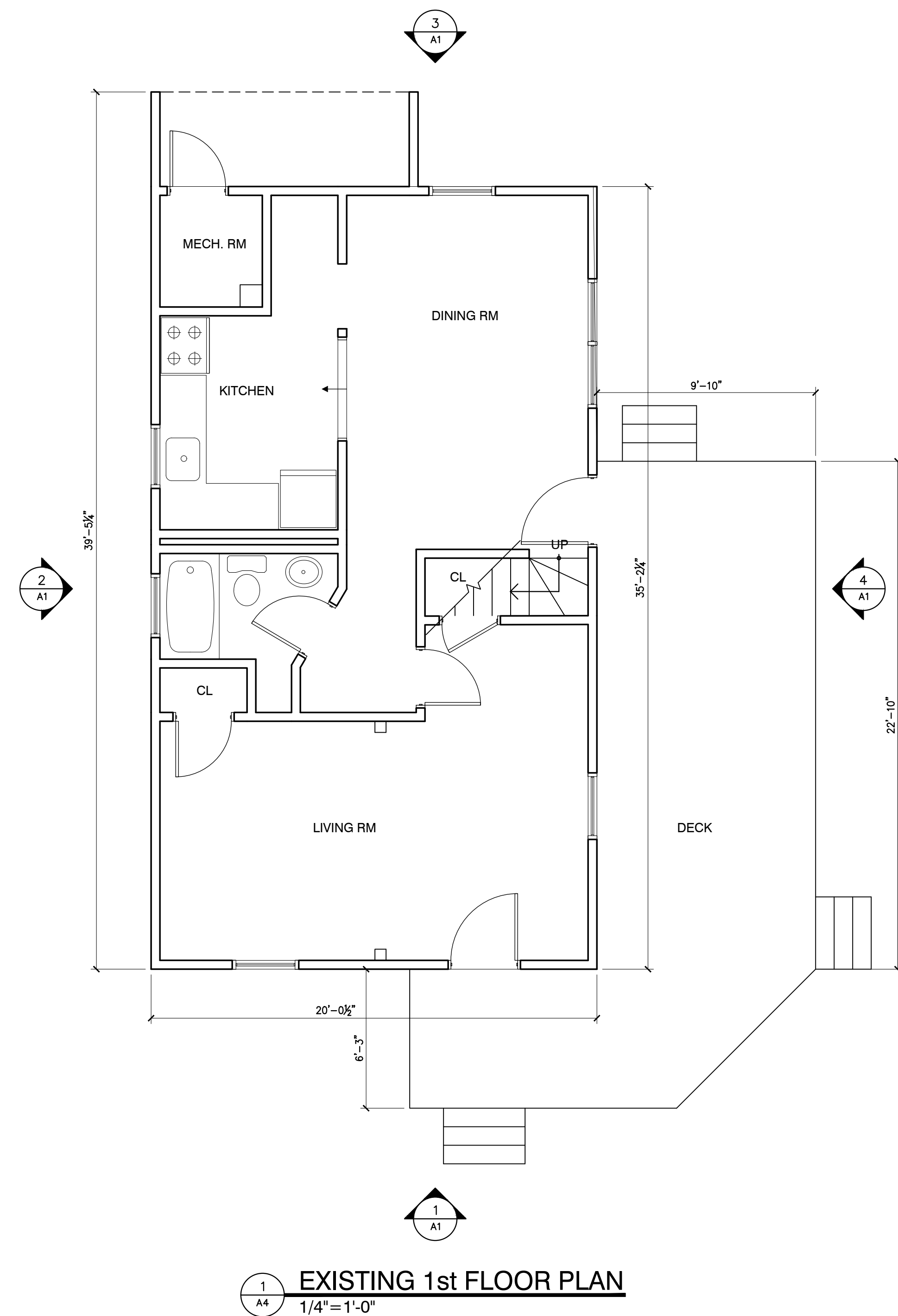
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED EXTERIOR NORTH & EAST ELEVATIONS

REVISIONS:

PROJECT NUMBER:
DATE: 9/24/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A3



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

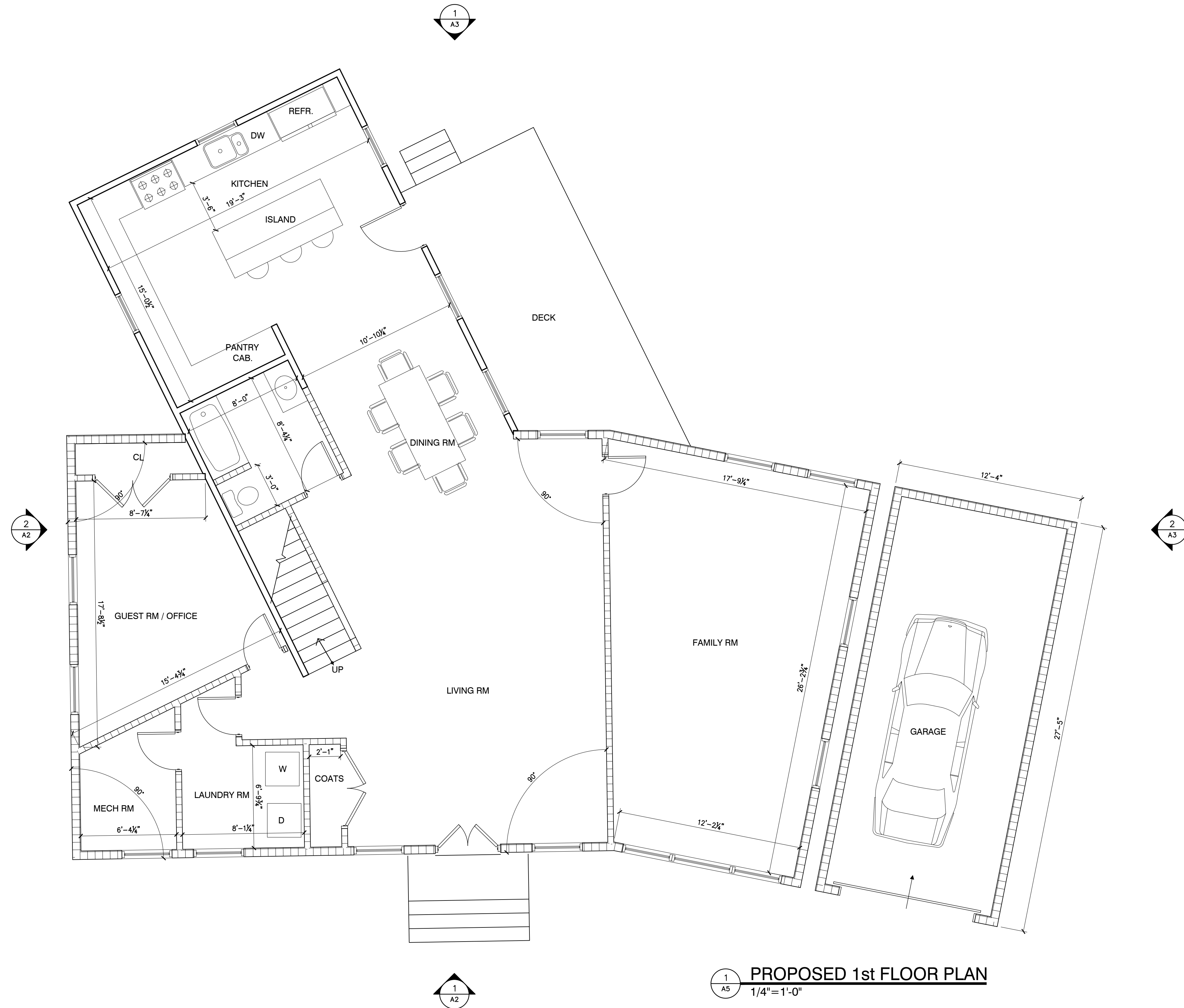
EXISTING FLOOR PLANS

REVISIONS:

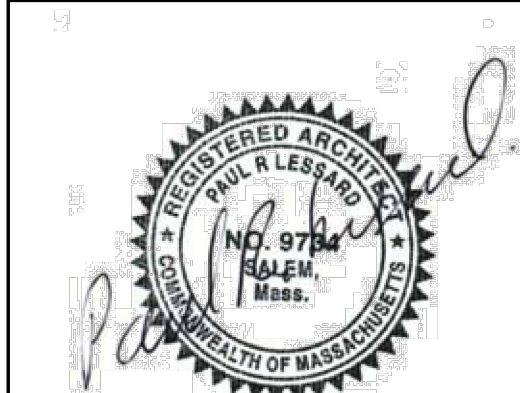
PROJECT NUMBER:	
DATE: 9/24/22	
SCALE: AS NOTED	
DRAWN: PRL	
CHECK:	

DRAWING NUMBER:

A4



1
A5
PROPOSED 1st FLOOR PLAN
1/4" = 1'-0"



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED 1st FLOOR PLAN

REVISIONS:

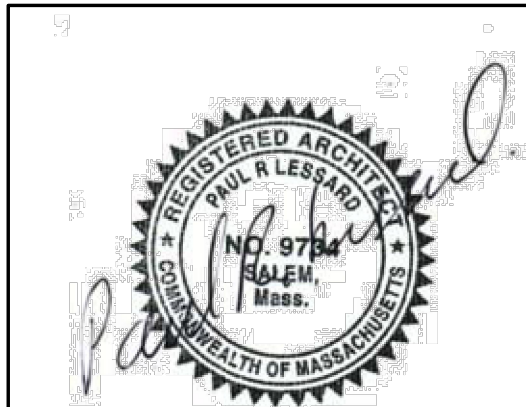
PROJECT NUMBER:
DATE: 9/24/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A5



1
A6
PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"



HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

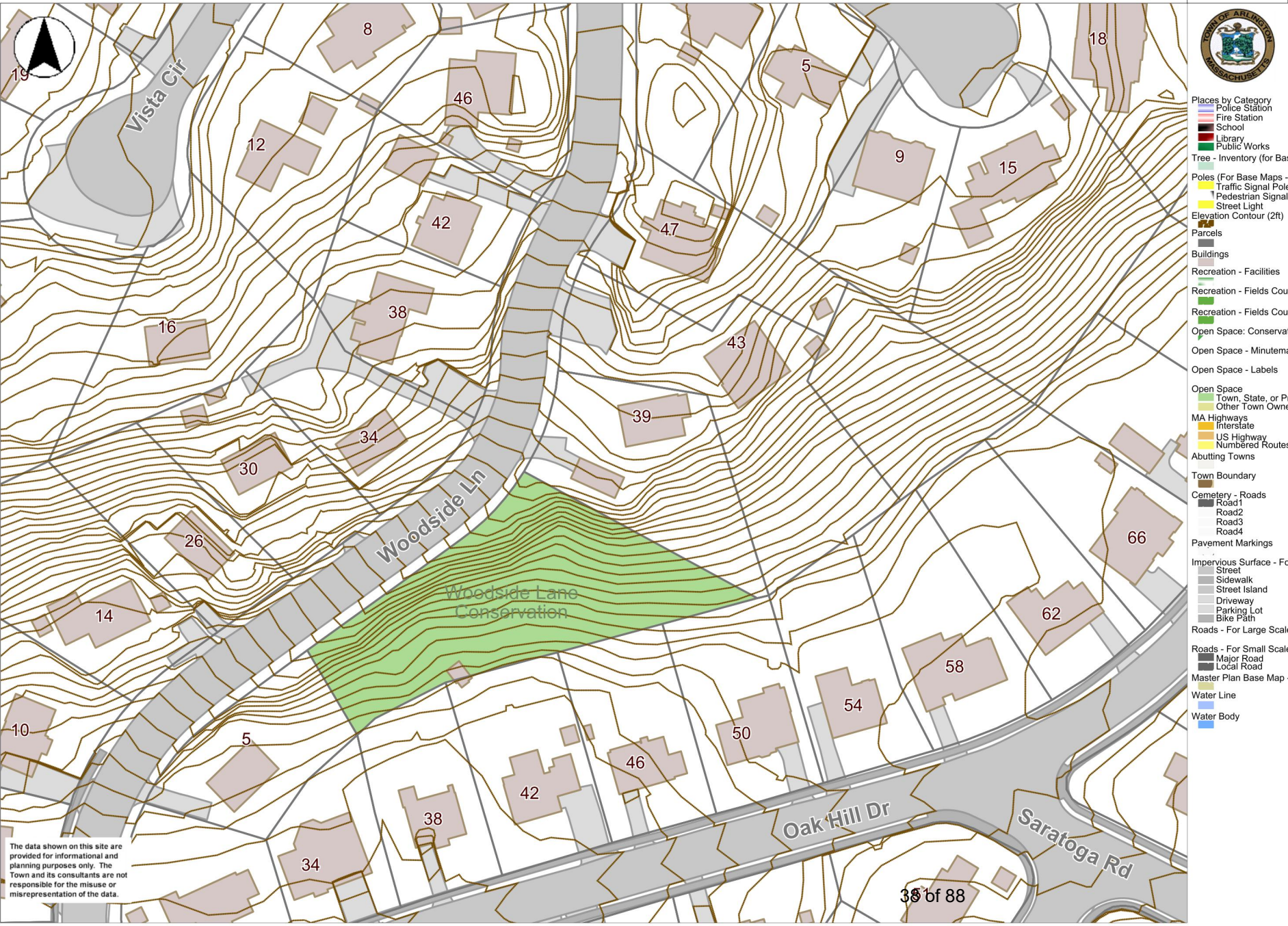
PROPOSED 2nd FLOOR PLAN

REVISIONS:

PROJECT NUMBER:
DATE: 9/24/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A6

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com



To Whom It May Concern,

We are writing concerning the proposed "addition" to 39 Woodside Ln. We are the owners and residents of 46 Woodside Ln and are unable to attend tonight's meeting. We feel that the proposed plan to expand the structure at 39 Woodside Ln will create a structure that is too large for this neighborhood and will contribute to the unaffordable real estate market already prevalent here in Arlington. We object to moving forward with the proposal as it currently stands.

Sincerely,
Leora Zimmer and Julia Keller



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Zoning Board of Appeals
From: Marisa Lau, Senior Planner, Dept. of Planning and Community Development
Date: 9/27/2022
RE: Docket 3715 – 39 Woodside Lane; Special Permit under Zoning Bylaw 5.4.2.B(6) Districts and Uses (Large Additions)

The applicant, AC General Contracting, seeks a Special Permit in accordance with Section 5.4.2.B(6) Districts and Uses (Large Additions) of the Zoning Bylaw. The applicant seeks to construct a two-story addition in the front and side yards of a single-family home for additional living space. The addition would increase the total square footage from 1,780 SF to 4,145 SF (+2,365 SF or a 133% increase over the existing structure). Under the proposal the lot coverage would increase from 11.5% to 26.8% (+15.3%).

The existing structure is in the R1 Zoning District and is nonconforming with the Zoning Bylaw's rear yard and usable open space requirements. A nonconforming detached garage located in the front and right side yard of the property will remain. The proposed addition would extend the building footprint 13.1 feet into the front yard, 3.2 feet into the left side yard, and 21.8 feet into the right side yard. The addition would not increase any nonconformities of the existing structure.

The application states the proposal would increase the gross floor area of the attic to 769 SF (+431 SF). Per the definition of a half story in Section 2 (Definitions) of the Zoning Bylaw, "less than one half of the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 0 inches or more." It is unclear based on the materials submitted by the applicant whether a half story is proposed and if so, whether the dimensions of the finished floor area would comply with this definition.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R1 zoning district.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space. The Board can find that this condition is met.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety. The Board can find that this condition is met.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems. The Board can find that this condition is met.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

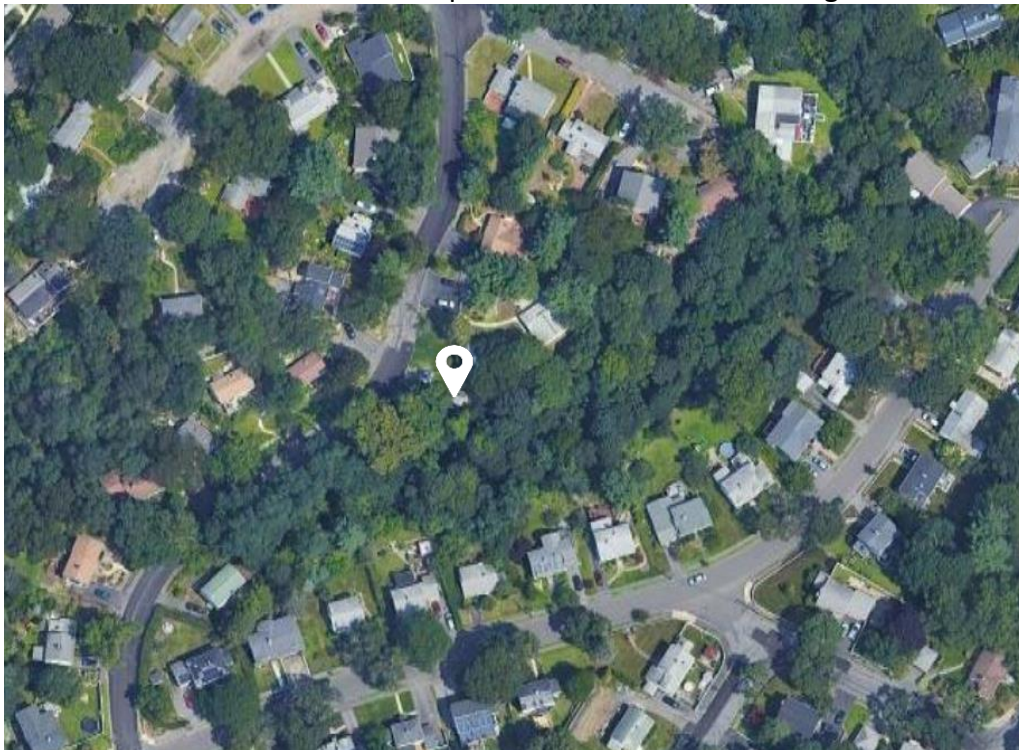
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

Homes in the vicinity of the property include a range of architectural styles, typically Colonial/Ranch styles and smaller typologies like Capes. The addition is designed to complement the scale of the existing structure as well as the style of adjacent homes in the neighborhood. Although the proposal does not interrupt the existing streetscape pattern, the applicant is encouraged to explore the potential to adjust the exterior composition of the front façade including window placement.¹ Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

Below are aerial and street-based photos of the current building:



¹ Residential Design Guidelines, Principles A-1, A-2, B-1, B-2, B-3 and C-1
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



Summary of Analysis:

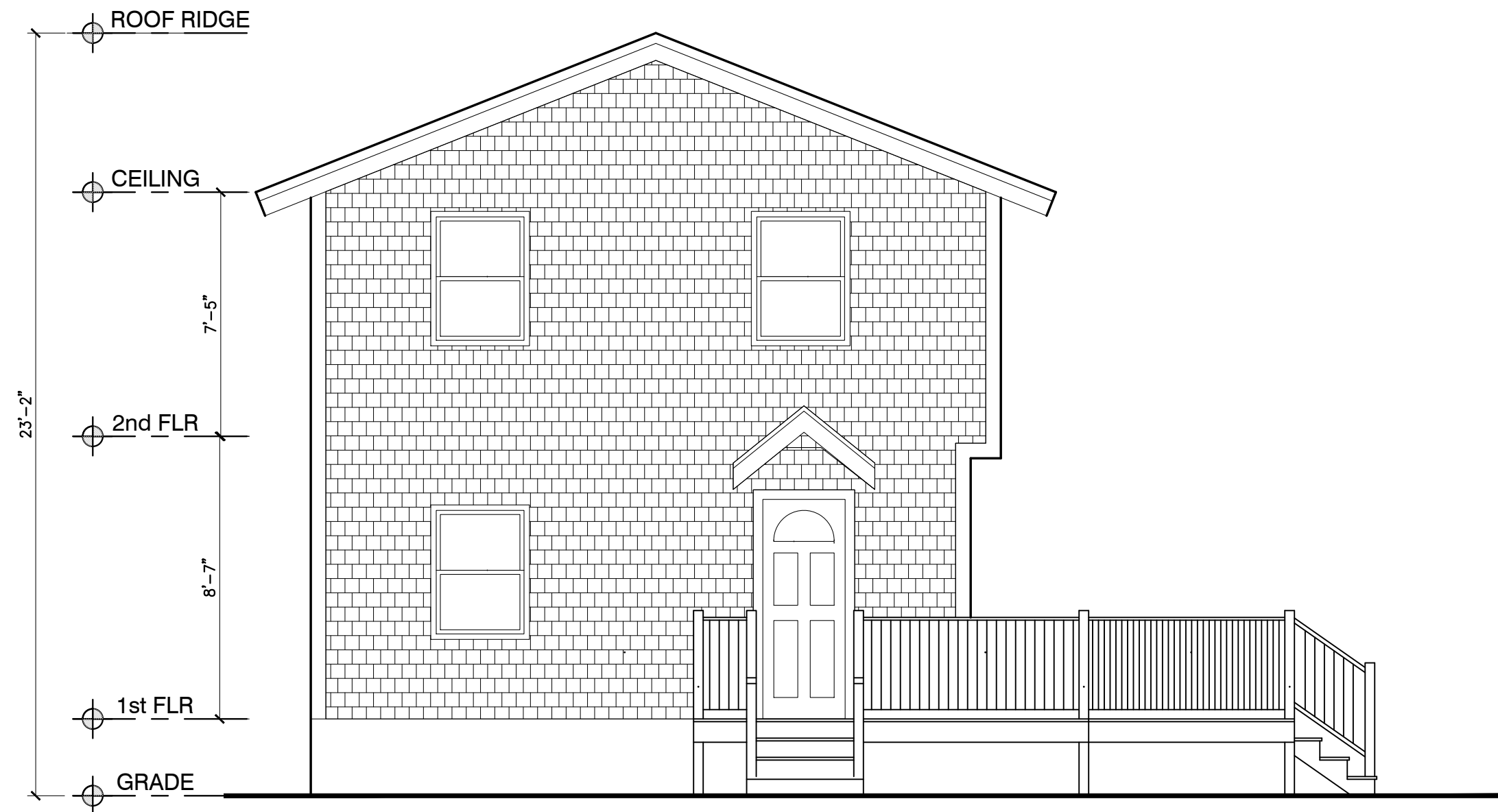
If the proposal is compliant with the definition of a half story, the Department of Planning and Community Development (DPCD) maintains that this proposal is consistent with the Special Permit criteria in Section 3.3.3, A through G, of the Zoning Bylaw.

Recommendation:

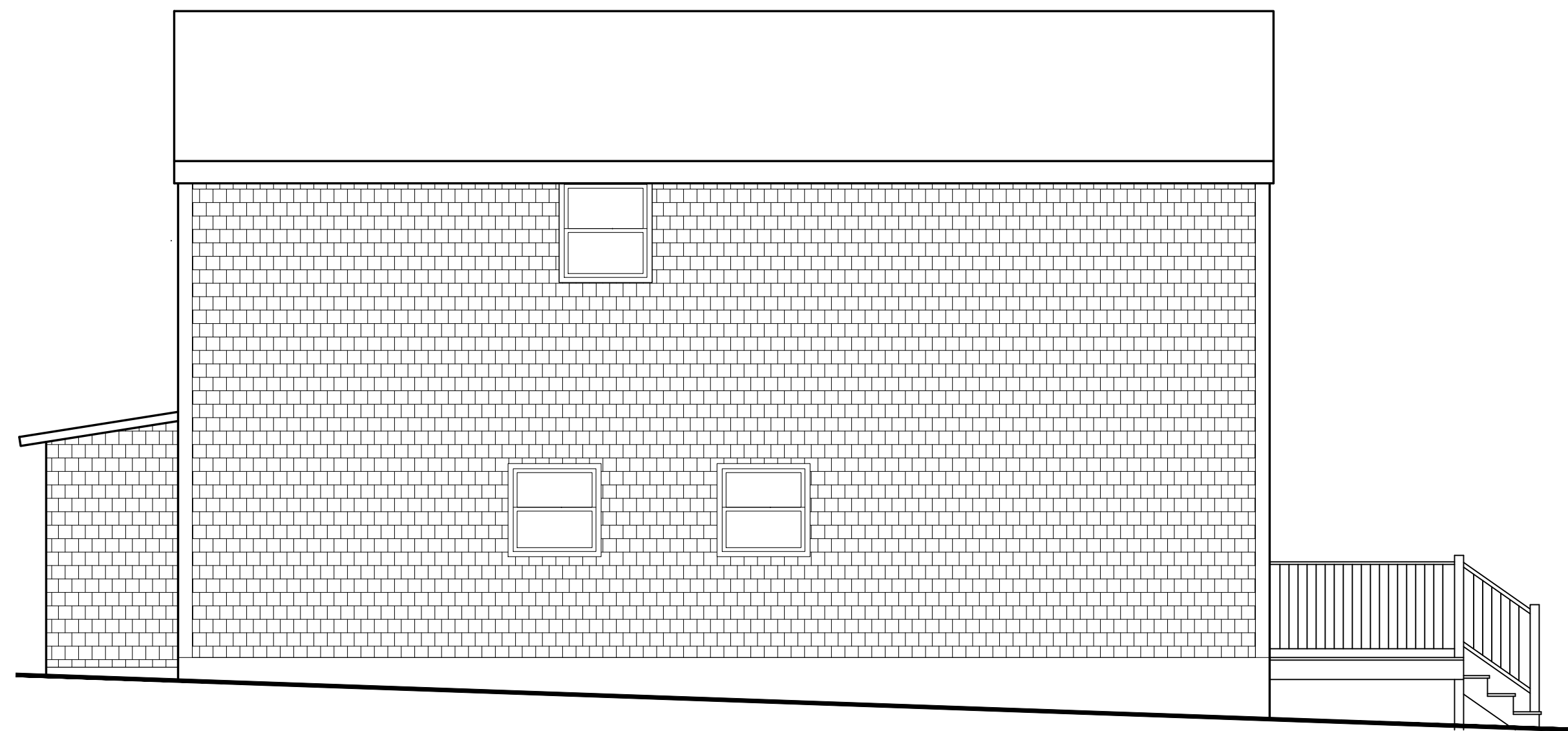
DPCD recommends that the Zoning Board of Appeals (ZBA) requests that the applicant provide attic floor plans to clarify dimensions of the finished floor area and side elevations.

Related Dockets:

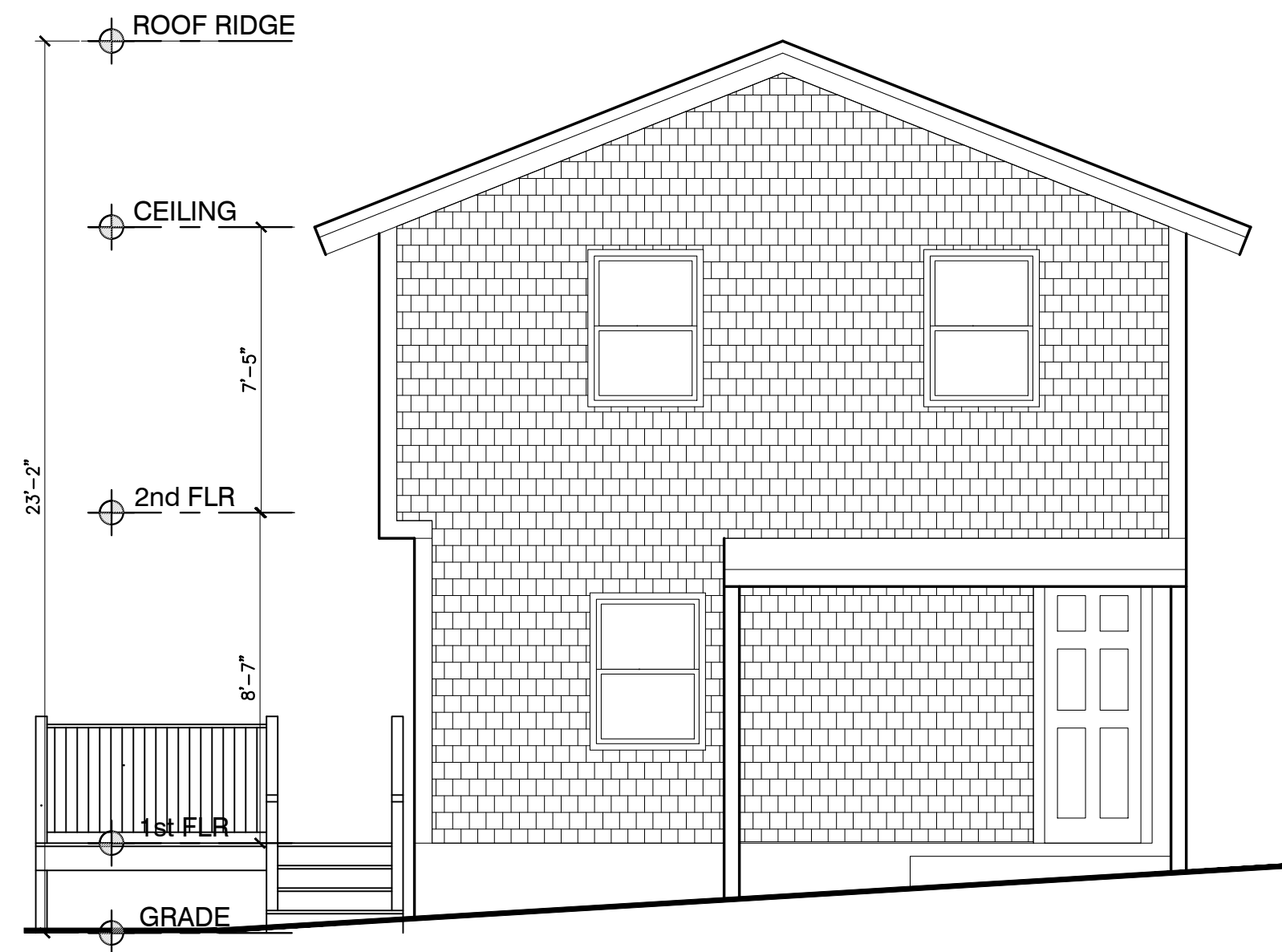
- #3709: 49 Valentine Rd – Applicant sought a special permit to create a large addition of 882 square feet to their single family home for additional living space. Approved 8/30/22.
- #3699: 68 Brantwood Rd – Applicant sought a special permit to create a large addition of 2,028 square feet to their single-family home citing a desire to update and modernize their childhood home for their family. Approved 6/14/22.
- #3688: 44 Edmund Rd – Applicant sought a special permit to create a large addition of 776 square feet to their single-family home citing a desire to make it more comfortable for a growing family. Approved 5/24/22.
- #3686: 238 Park Ave – Applicant sought a special permit to create a large addition of 809 square feet to their single-family home for additional living space and to replace an existing detached garage with a larger structure. Approved 1/25/22.



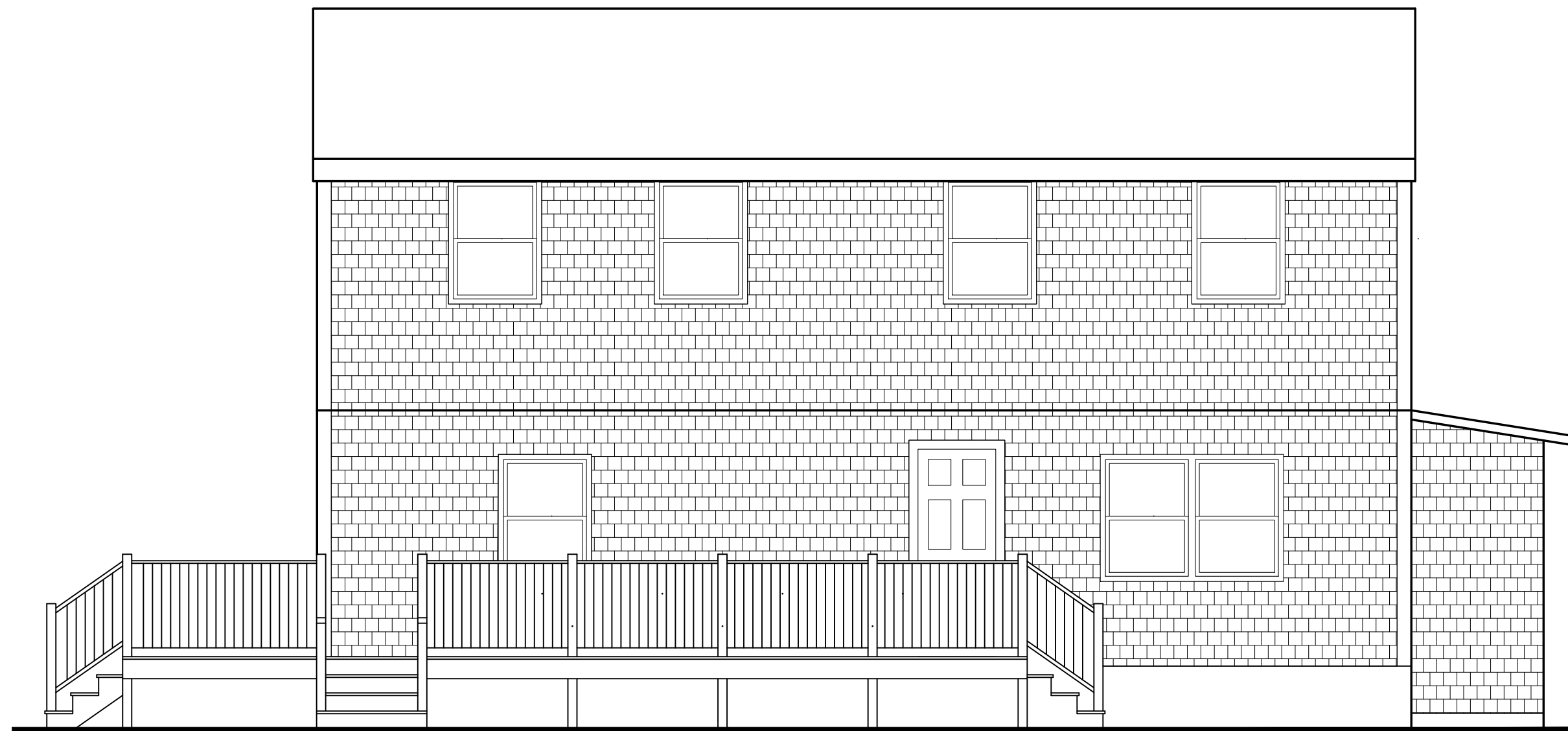
1
A1
EXISTING EAST (FRONT) ELEVATION
1/4"=1'-0"



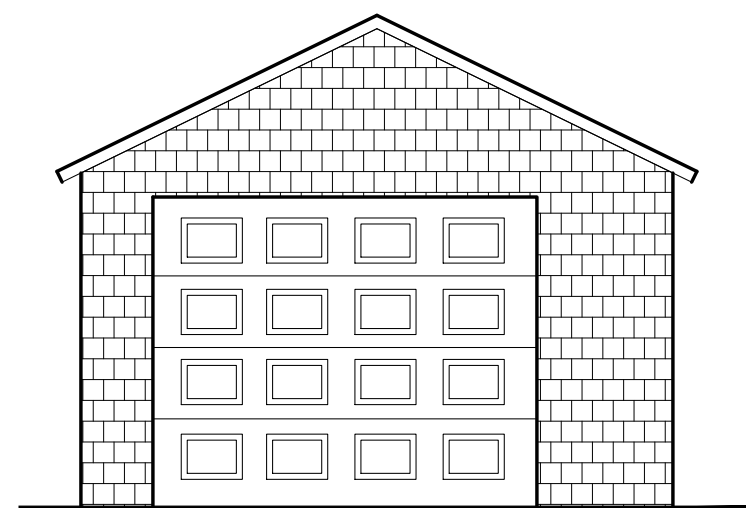
2
A1
EXISTING SOUTH ELEVATION
1/4"=1'-0"



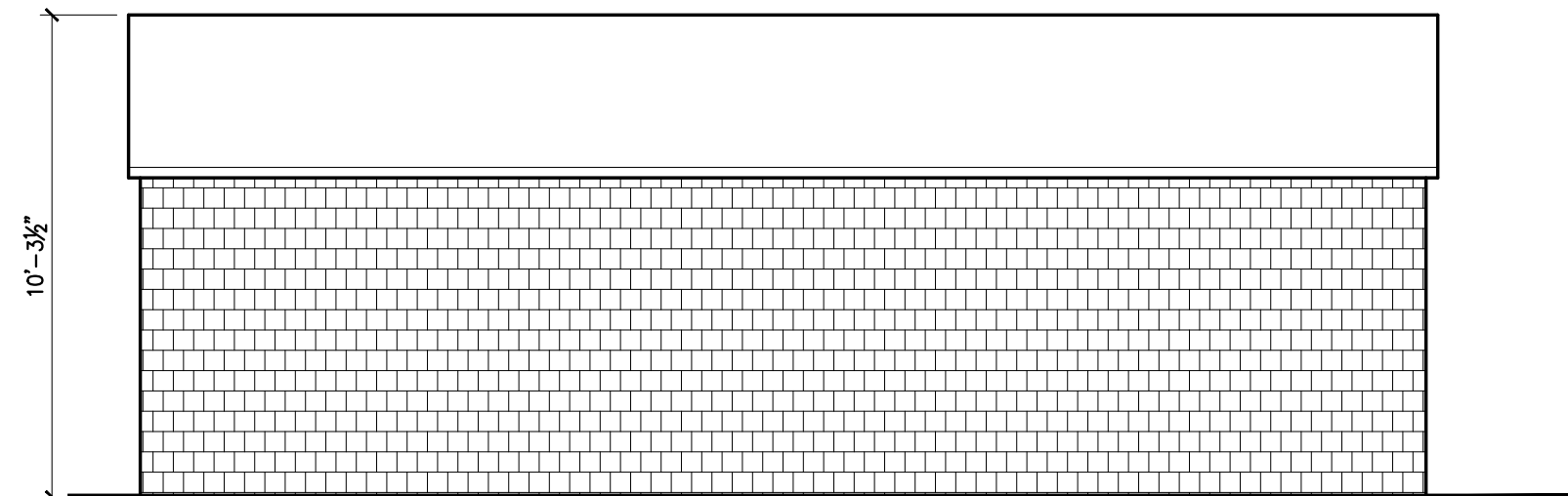
3
A1
EXISTING WEST (REAR) ELEVATION
1/4"=1'-0"



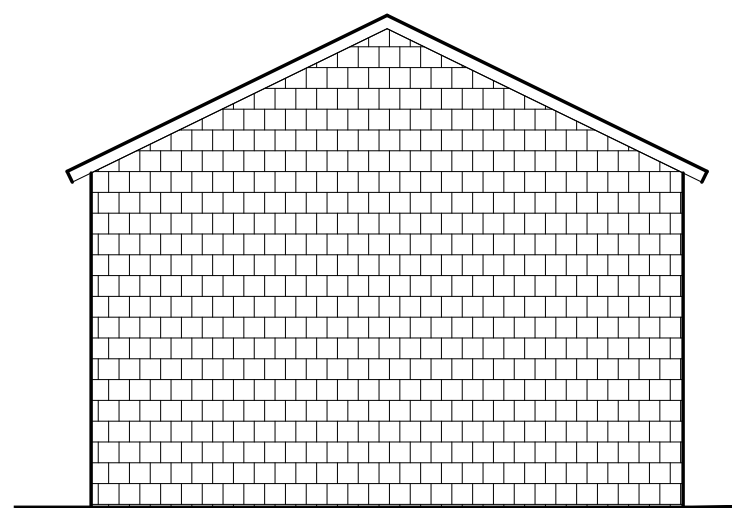
4
A1
EXISTING NORTH ELEVATION
1/4"=1'-0"



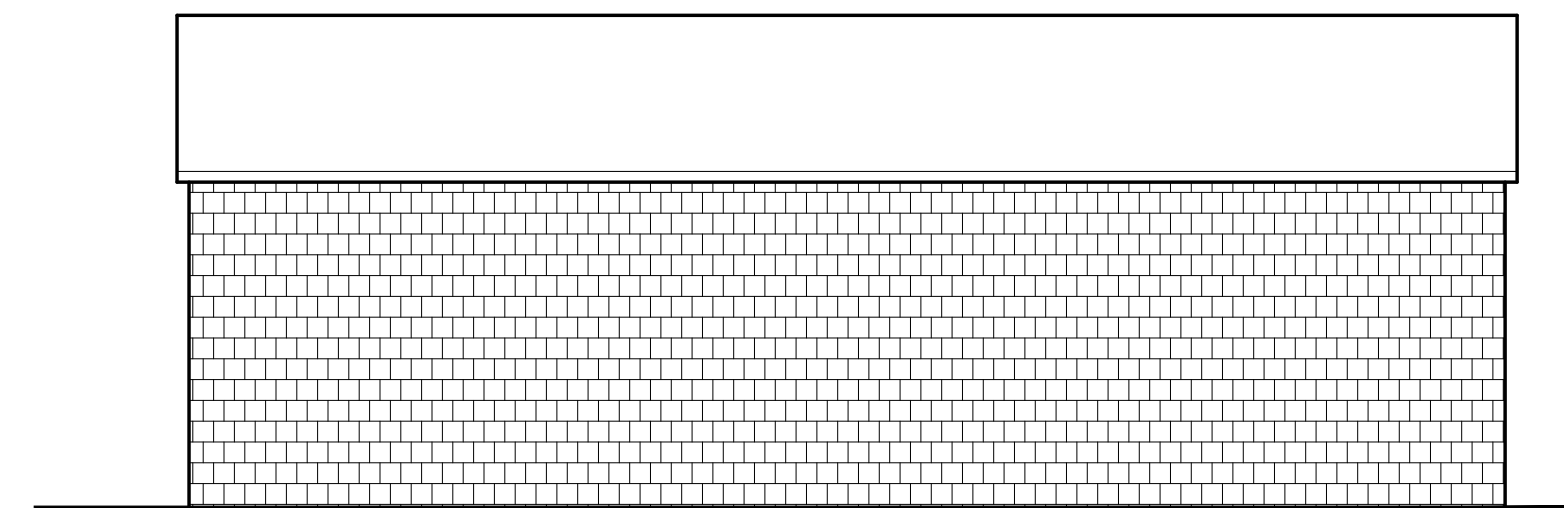
5
A1
EXISTING GARAGE EAST (FRONT) ELEV.
1/4"=1'-0"



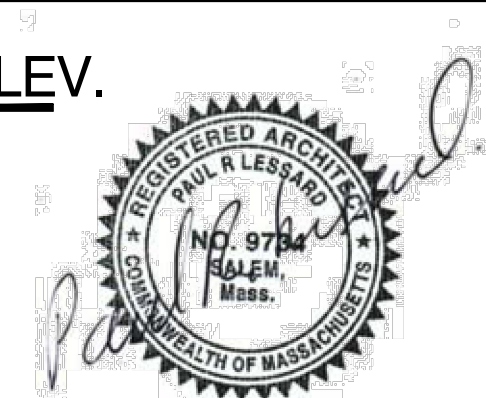
6
A1
EXISTING GARAGE SOUTH ELEV.
1/4"=1'-0"



7
A1
EXISTING GARAGE WEST ELEV.
1/4"=1'-0"



8
A1
EXISTING GARAGE NORTH ELEV.
1/4"=1'-0"



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

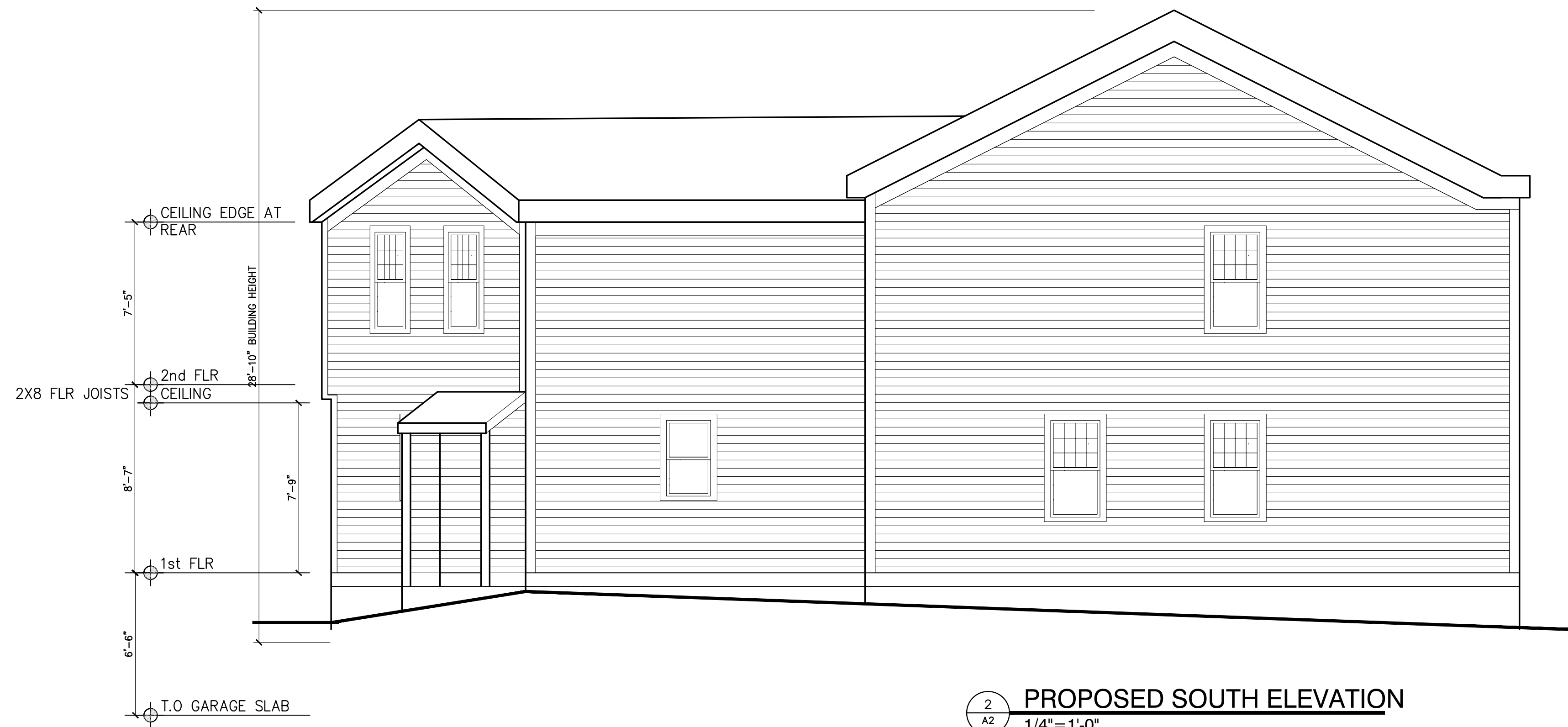
PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

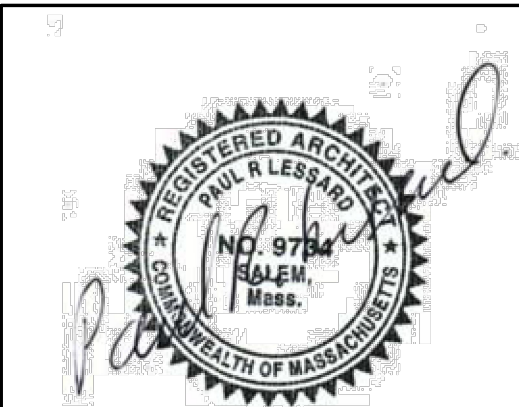
A1



1
A2
PROPOSED EAST (FRONT) ELEVATION
1/4"=1'-0"



2
A2
PROPOSED SOUTH ELEVATION
1/4"=1'-0"



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HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:

PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

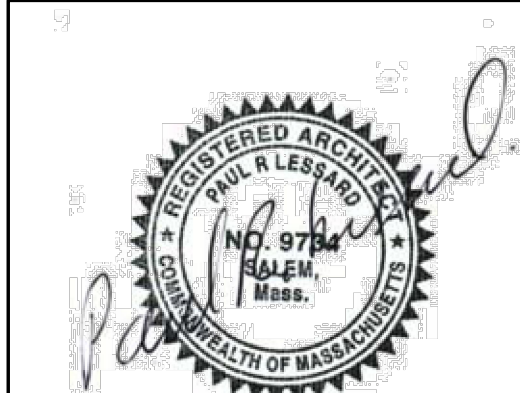
A2



1
A3
PROPOSED WEST (REAR) ELEVATION
1/4"=1'-0"



2
A3
PROPOSED NORTH ELEVATION
1/4"=1'-0"



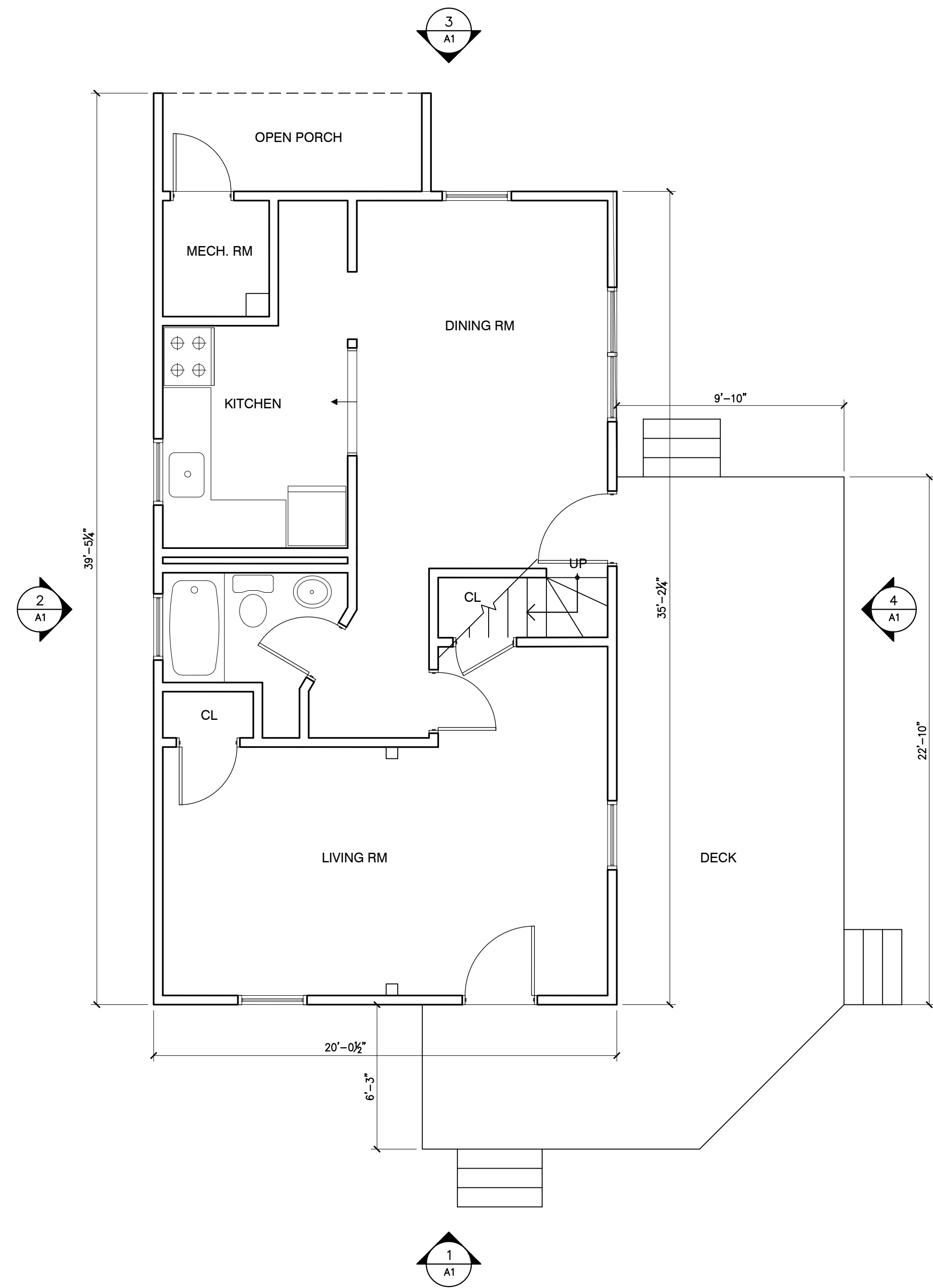
PAUL R. LESSARD
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(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED EXTERIOR NORTH & EAST ELEVATIONS

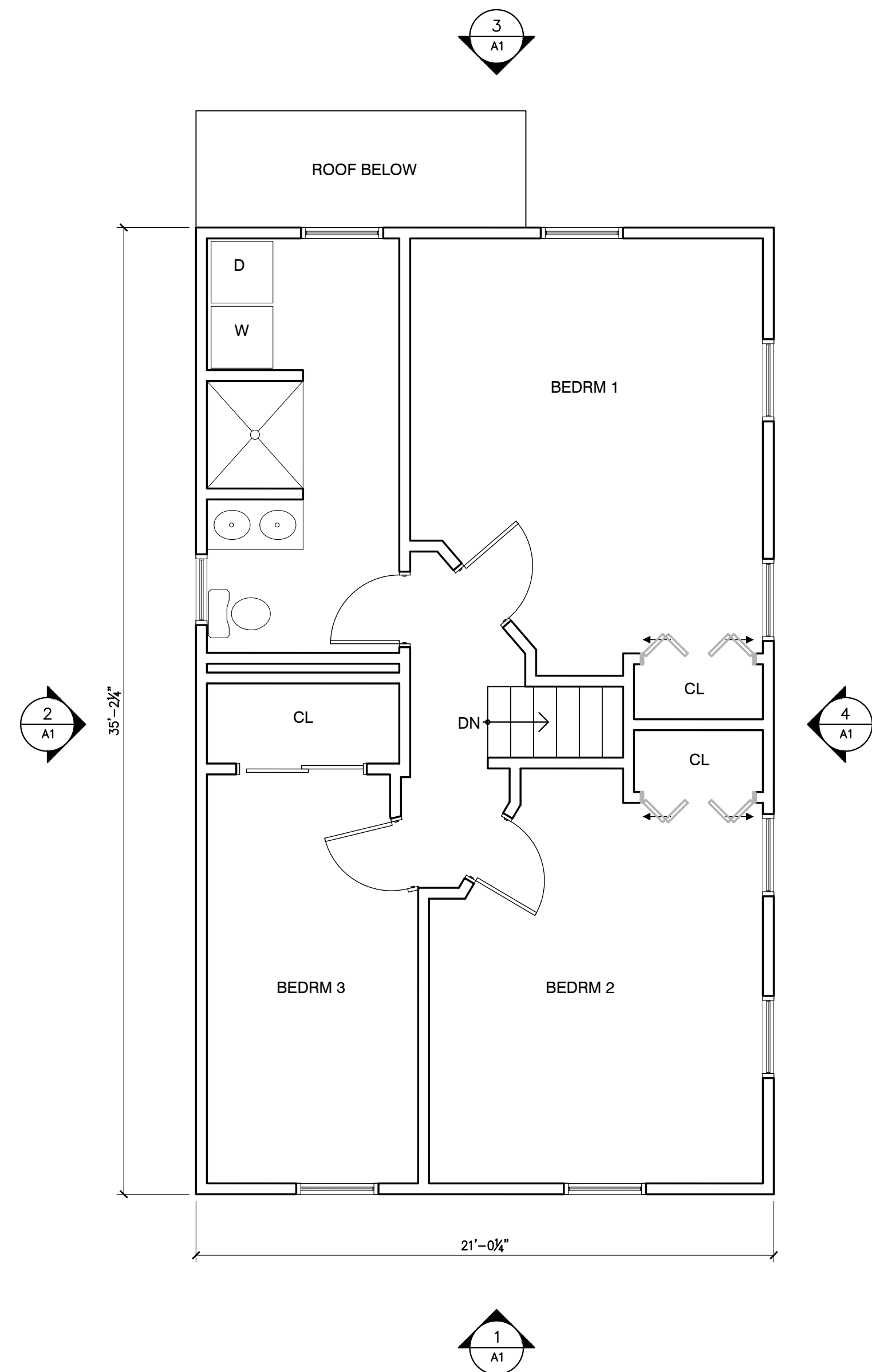
REVISIONS:

PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

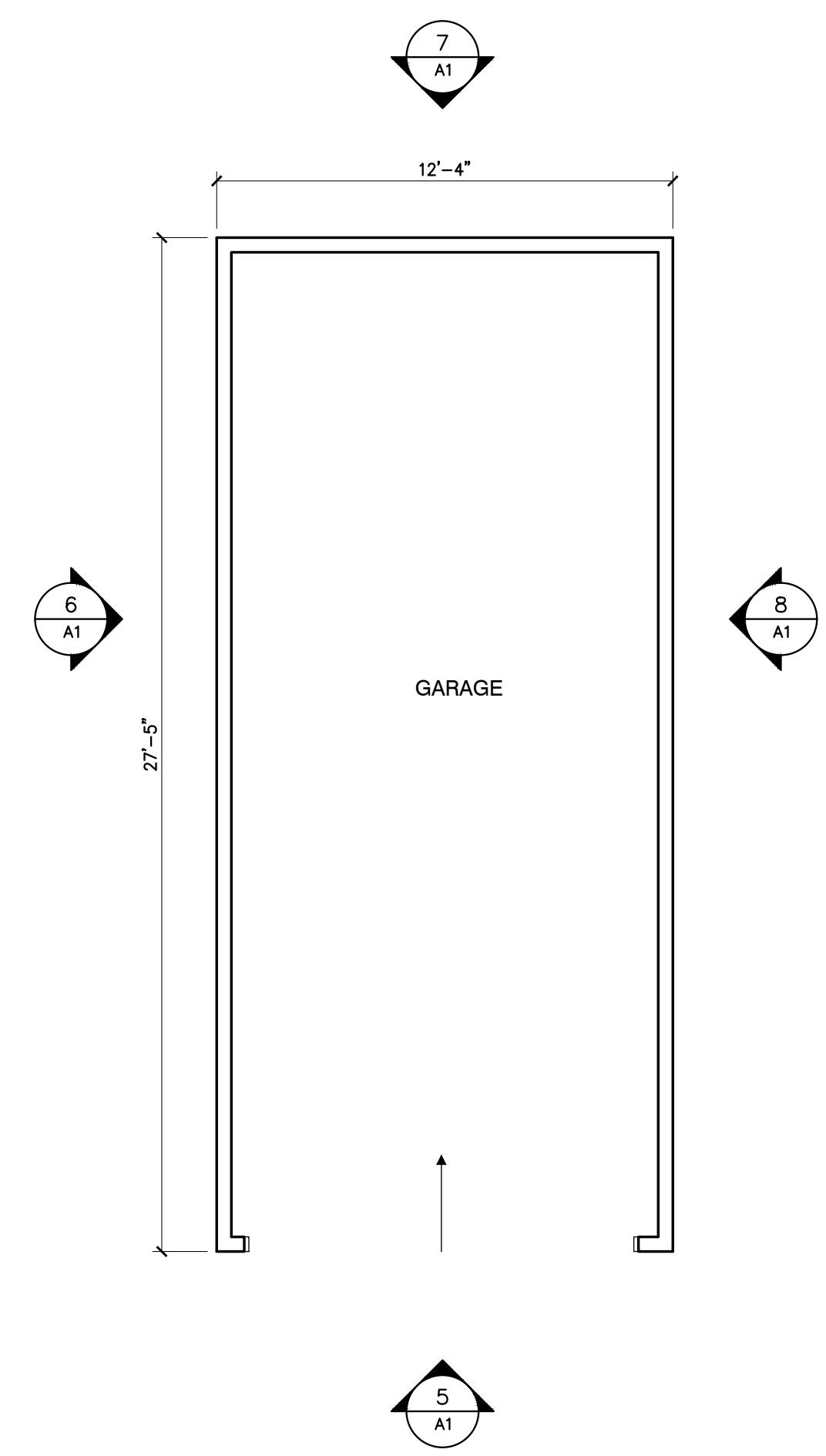
DRAWING NUMBER:
A3



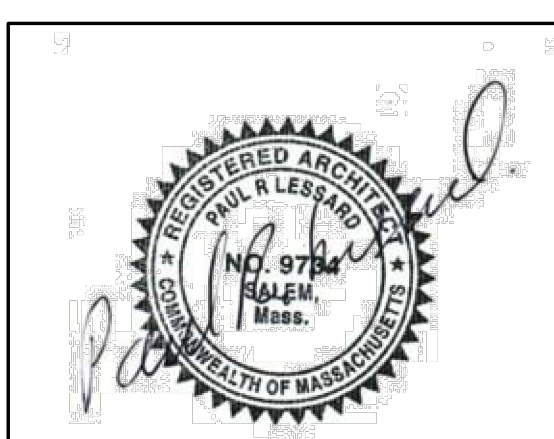
1
A4
EXISTING 1st FLOOR PLAN
1/4"=1'-0"



2
A4
EXISTING 2nd FLOOR PLAN
1/4"=1'-0"



3
A4
EXISTING GARAGE FLOOR PLAN
1/4"=1'-0"



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• REGISTERED ARCHITECT •
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(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

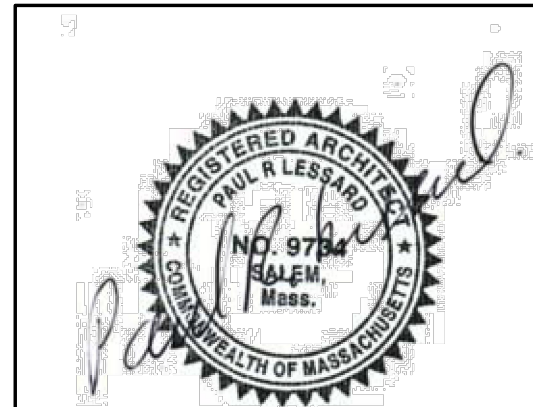
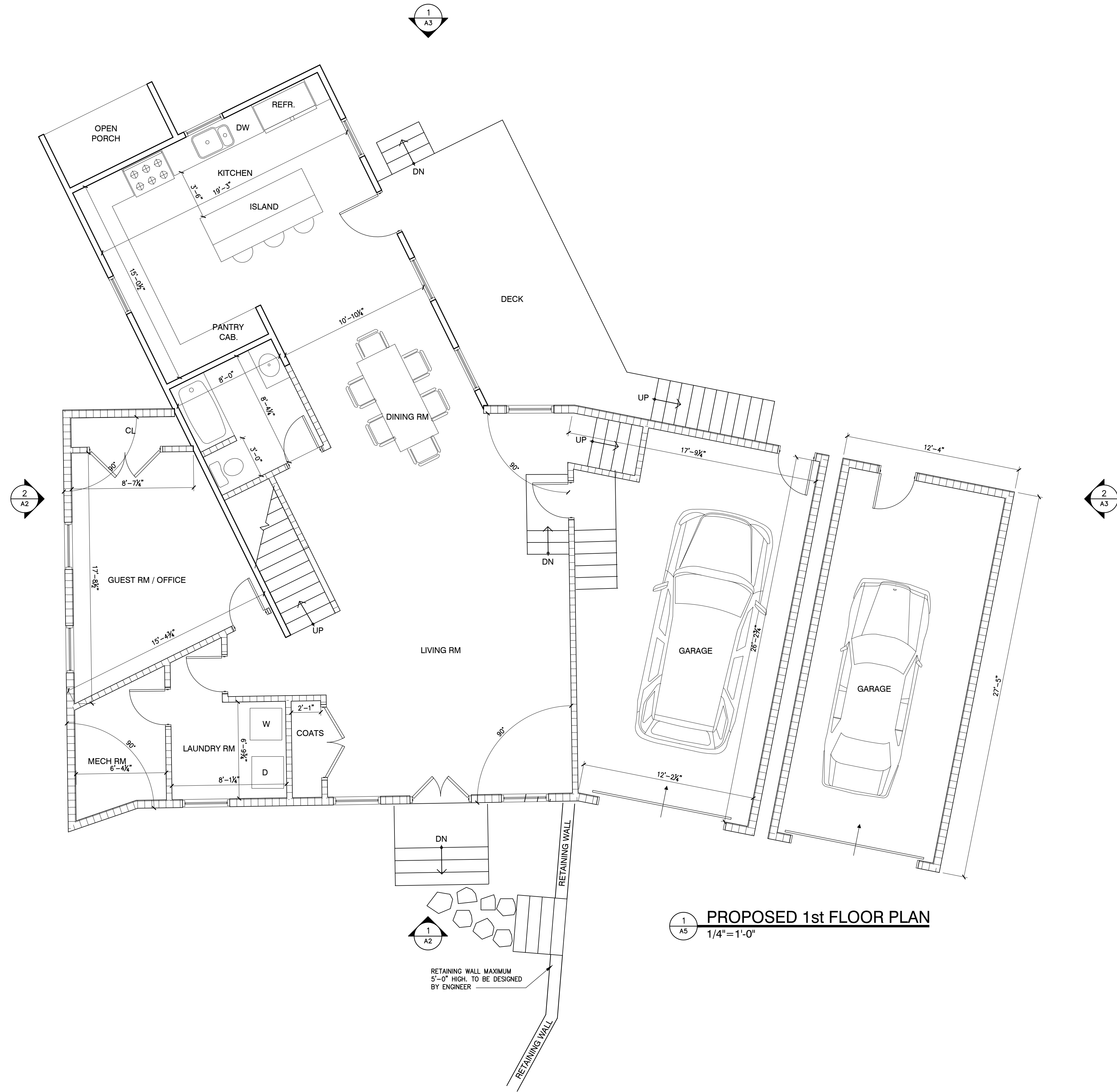
EXISTING FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A4



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED 1st FLOOR PLAN

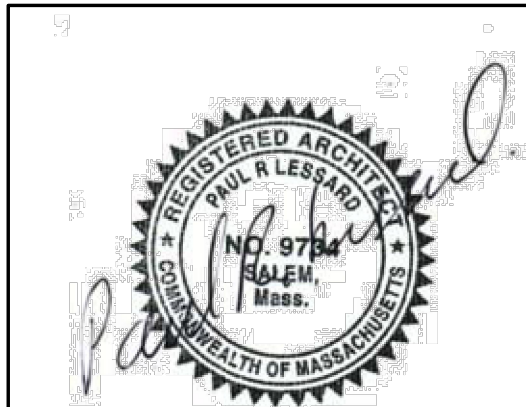
REVISIONS:

PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A5



1
A6
PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"



PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
PROPOSED 2nd FLOOR PLAN

REVISIONS:

PROJECT NUMBER:
DATE: 10/20/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A6

ROOF PEAK = 126.4
ROOF DRIP = 121.7
AVG TOP GUTTER = 97.4
HEIGHT OF DWELLING (126.4-97.4) = 29.0

AESTHETIC PURPOSES
AT LOCATION.

AND IS NOT A
SHIP OF
THIS PLAN MAY
IMPLIED OR

ASED WERE
TICES OF LAND
PLAN AND
HE ABOVE
ER CONVEYANCE



NORWAY SPRUCE
-DBH: 24"
BYLAW NOT APPLICABLE.
NEW TREE TO BE REPLANTED
IN PLACE OF CONER TREE AT
FRONT OF HOME.

DBH: 7"
CRZ: r = 7 ft
DEAD APPLE TREE. NEW TREE TO BE REPLANTED
IN PLACE OF DEAD TREE AT FRONT OF HOME.

CRZ= CRITICAL ROOT ZONE
DBH = DIAMETER AT BREAST HEIGHT
PM = PROTECTION METHOD

SITE ADDRESS: 39 WOODSIDE LANE
CONTRACTOR: AC GENERAL CONTRACTING
SURVEYOR: MEDFORD ENGINEERING &

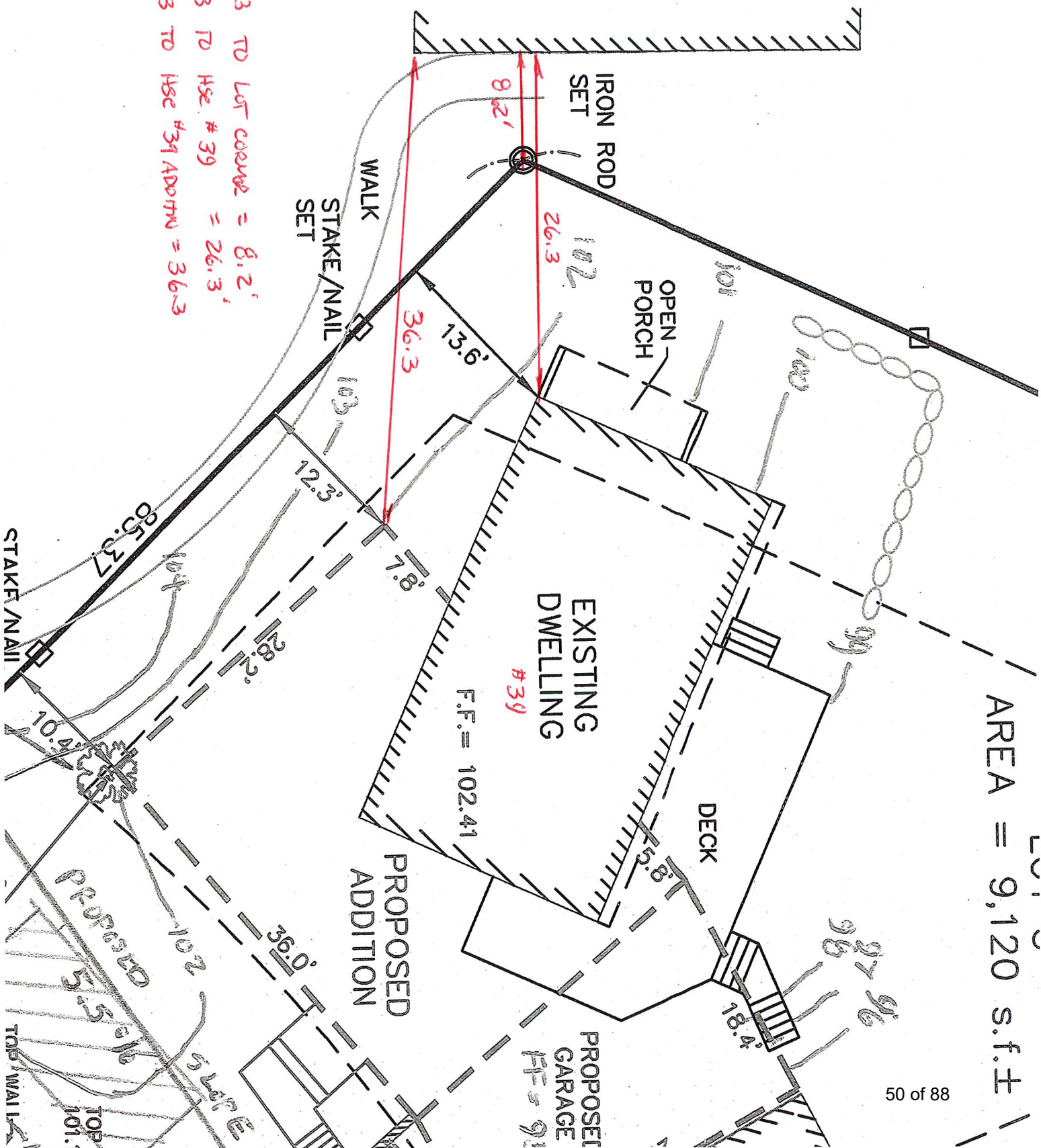
AREA = 9,120 s.f. ±

437

MAY

AND

ANCE



MEDFORD ENGINEERING & SURVEY

LAND SURVEYORS

15 HALL STREET, MEDFORD, MA 02155
PHONE: 781-396-4466 FAX: 781-396-8052
EMAIL: chuck@medfordsurvey.com

October 05, 2022

Property Location: 39 Woodside Lane, Arlington

The following is an explanation of the revised calculated existing and proposed usable open space areas for 39 Woodside Lane.

After going back to the site and performing a detailed topo survey of the area between the existing dwelling and the street line at Woodside Lane, we determined that we could not find any area that is at least 20' in all directions with a slope of under 8%, giving a net usable open space area of 0 s.f. and a usable open space % of 0.

I was then asked to use the revised floor plans, showing an additional garage on the right front corner of the addition and connect the existing driveway to the new garage. To do this, I needed to add a retaining wall along the left side of the new edge of driveway, from the new garage to the street line of Woodside Lane. The resulting change in elevations from the top of the wall to the left property line, would yield a net slope of 5.5% and a usable open space area of 1,190 s.f. and a usable open space % of 35.2%.

The wall will need to be designed by a Structural Engineer and approved by the Town of Arlington Engineering Department.

Sincerely,

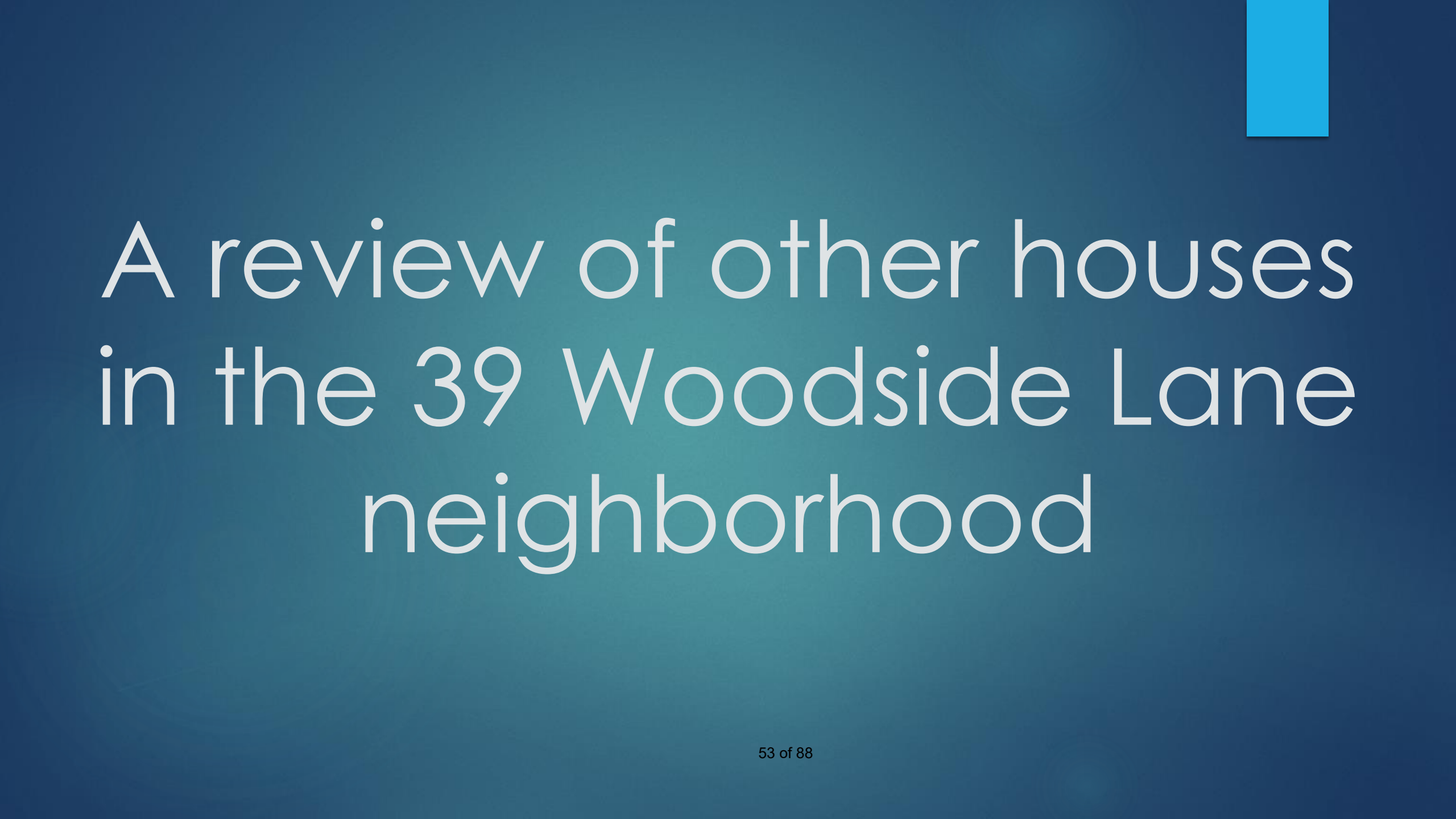


Richard J. Mede Jr. P.L.S.
Medford Engineering and Survey

is utilized for loading or unloading.

5.3.22. Gross Floor Area

- A. For the purposes of this bylaw, the following areas of buildings are to be included in the calculation of Gross Floor Area:
- (1) Elevator shafts and stairwells on each floor;
 - (2) Attic areas with headroom, measured from subfloor to the bottom of the roof structure, of seven feet, except as excluded in (4) below;
 - (3) Interior mezzanines;
 - (4) Penthouses;
 - (5) Basement areas except as excluded in (2) below;
 - (6) Cellars in residential uses;
 - (7) All-weather habitable porches and balconies; and
 - (8) Parking garages except as excluded in (1) below.
- B. For the purposes of this bylaw, the follow areas of buildings are to be excluded from the calculation of Gross Floor Area:
- (1) Areas used for accessory parking, or off-street loading purposes;
 - (2) Basement areas devoted exclusively to mechanical uses accessory to the operation of the building;
 - (3) Open or lattice enclosed exterior fire escapes;
 - (4) Attic and other areas used for elevator machinery or mechanical equipment accessory to the operation of the building; and
 - (5) Unenclosed porches, balconies, and decks.
- C. For the purposes of this bylaw, the district dimensional requirements for Usable Open Space and Landscaped Open Space are calculated based on Gross Floor Area.



A review of other houses in the 39 Woodside Lane neighborhood

21 Neighboring Homes to 39 Woodside Lane

All of the residential addresses below are within 1 mile from 39 Woodside Lane

Definition of "Neighborhood Area": *Neighborhood area means within **one mile** of the residential real property.*

<u>Address:</u>	<u>Sq ft per the MLS</u>		<u>Proximity to 39 Woodside Lane</u>
54 Yerxa Road	4,173	SF	.8 mile
41 Yerxa Road	4,072	SF	.9 mile
61 Woodside Lane	4,700	SF	450 feet - Same Street
163 Woodside Lane	3,002	SF	.3 mile - Same Street
85 Woodside Lane	2,900	SF	800 feet - Same Street
102 Woodside Lane	2,800	SF	1,056 feet - Same Street
106 Woodside Lane	3,824	SF	1,056 feet - Same Street
138 Woodside Lane	2,922	SF	1,584 feet - Same Street
88 Woodside Lane	3,528	SF	900 feet - Same Street
9 Hazel Terrace	3,274	SF	600 feet
1 Hazel Terrace	2,050	SF	450 feet
26 Oak hill Drive	2,385	SF	600 feet
34 Oak hill Drive	3,276	SF	600 feet
2 Blueberry Hill Lane	3,702	SF	.6 mile
66 Ridge Street	5,238	SF	.3 mile
248 Ridge Street	5,000	SF	.8 mile
239 Ridge Street	4,429	SF	.8 mile
59 Old Mystic Street	4,285	SF	.9 mile
95 College Ave	3,550	SF	.6 mile
72 College Ave	5,025	SF	.6 mile
49 Columbia Road	4,215	SF	.6 mile
AVERAGE SQUARE FEET PER LIST ABOVE:	3,731	SF 64 of 88	
39 WOODSIDE LANE PROPOSED SF:	3,376	SF	

AVERAGE SQUARE FEET PER LIST ABOVE:	3,731	SF
39 WOODSIDE LANE PROPOSED SF:	3,376	SF

61
WOODSIDE LN



4,700 SF



88

WOODSIDE LN

3,528 SF



138
WOODSIDE LN

2,992 SF



106
WOODSIDE LN

3,824 SF



68 WOODSIDE LN



9

HAZEL TERRACE

3,274 SF



34
OAK HILL DRIVE

3,276 SF



248 RIDGE STREET

5,000 SF



239
RIDGE STREET

4,429 SF



59

OLD MYSTIC RD

4,285 SF



72
COLLEGE AVENUE

5,025 SF



41
YERXA ROAD

4,072 SF



66 RIDGE STREET



5,238 SF





AVERAGE SQUARE FEET PER LIST ABOVE:	3,731	SF
39 WOODSIDE LANE PROPOSED SF:	3,376	SF

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of 39 WOODSIDE LANE

to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

R-1 ZONING DISTRICT. Applicant seeks a special permit for a large addition - Zoning Bylaw
Section 5.4.2B(6).

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 39 WOODSIDE LANE with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

R-1 ZONING DISTRICT. Applicant seeks a special permit for a large addition - Zoning Bylaw
Section 5.4.2B(6).

E-Mail: steph@acgeneralcontractinginc.com Signed: _____ Date: 08/12/2022

Telephone: 857-888-2134 Address: 188 Sycamore Street, Watertown, MA 02472

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw

Section 5.4.2B(6).

B). Explain why *the requested use is essential or desirable to the public convenience or welfare.*

The requested special permit and the construction/remodeling contemplated will substantially
improve an existing property which is in substantial disrepair. It will enhance the property, the
neighborhood and will result in an increase in assessed valuation.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

We are not adding any additional vehicles to the roadway system.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

We are not adding any additional water or sewer service connections, we are only adding an addition
to an existing single family dwelling.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

No special regulations apply.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The proposed renovations will significantly enhance and improve this property which is in disrepair.

As such, the proposed renovations will positively enhance the neighborhood and are in keeping with the character of the neighborhood. The proposed renovations will not be detrimental to the health or welfare of the neighborhood or the adjoining districts.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed renovations are to an existing single family home. When completed, the home will remain a single family but will have more adequate living space for a family. The proposed addition will clearly not cause an excess of that particular use nor will it be detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: **139 WOODSIDE LANE** Zoning District: **R-1**

2. Present Use/Occupancy: RESIDENTIAL No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
1,442 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
3,376 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,120 SF	9,120 SF	min. 6,000 SF
7. Frontage (Ft.)	64.27'	64.27'	min. 60'
8. Floor area ratio	.16	.37	max.
9. Lot Coverage (%)	15.8 %	27.7%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9,120 SF	9,120 SF	min. 6,000 SF
11. Front Yard Depth (Ft.)	38.3 '	25.2'	min. 25 '
12. Left Side Yard Depth (Ft.)	13.6 '	10.4 '	min. 10 '
13. Right Side Yard Depth (Ft.)	36.6 '	14.8 '	min. 10 '
14. Rear Yard Depth (Ft.)	11.9 '	11.9 '	min. 20 '
15. Height (Stories)	2	2	max. 2.5
16. Height (Ft.)	29 '	28' 10"	max. 35 '
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 SF	4,289 SF	
17A. Landscaped Open Space (% of GFA)	3.76 %	1.27 %	min. 1, 013 SF
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0 SF	1,190 SF	
18A. Usable Open Space (% of GFA)	0 %	35.2 %	min. 30%
19. Number of Parking Spaces	1	2	min. 2
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	WOOD	WOOD	N/A
23. Slope of proposed roof(s) (in. per ft.)			min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 139 WOODSIDE LANE

Zoning District: R-1

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>9,120 SF</u>	<u>9, 120 SF</u>
Open Space, Usable	<u>0 SF</u>	<u>1,190 SF</u>
Open Space, Landscaped	<u>5,424 SF</u>	<u>4,289 SF</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>703</u>	<u>1,895</u>
2 nd Floor	<u>739</u>	<u>1,481</u>
3 rd Floor	<u>0</u>	<u>0</u>
4 th Floor	<u>0</u>	<u>0</u>
5 th Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>1442</u>	<u>3,376</u>

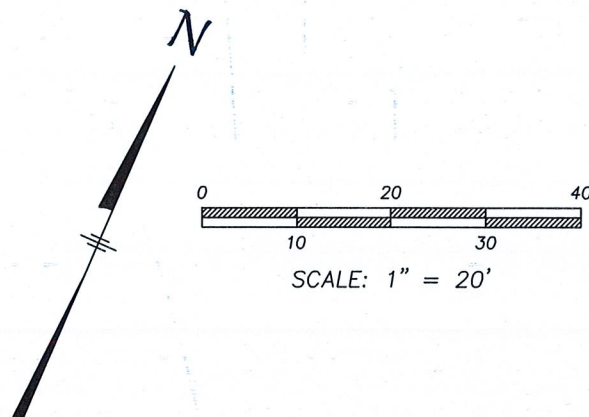
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>5,424 SF</u>	<u>4,289 SF</u>
Landscaped Open Space (% of GFA)	<u>3.76 %</u>	<u>1.27 %</u>
Usable Open Space (Sq. Ft.)	<u>0 SF</u>	<u>1,190 SF</u>
Usable Open Space (% of GFA)	<u>0 %</u>	<u>35.2 %</u>

This worksheet applies to plans dated 10/20/22 designed by PAUL R. LESSARD

Reviewed with Building Inspector: _____ Date: _____



ROOF PEAK = 126.4
ROOF DRIP = 121.7
AVG TOP GUTTER = 97.4
HEIGHT OF DWELLING (126.4-97.4) = 29.0

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022

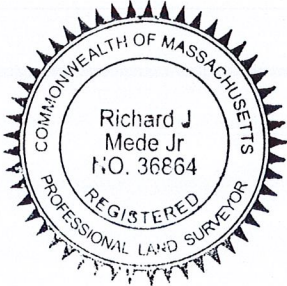
DATE OF PLAN: MAY 20, 2022

REVISION: MAY 25, 2022 (ELEVATIONS)

REVISION: JUNE 10, 2022 (ADDED ELEV)

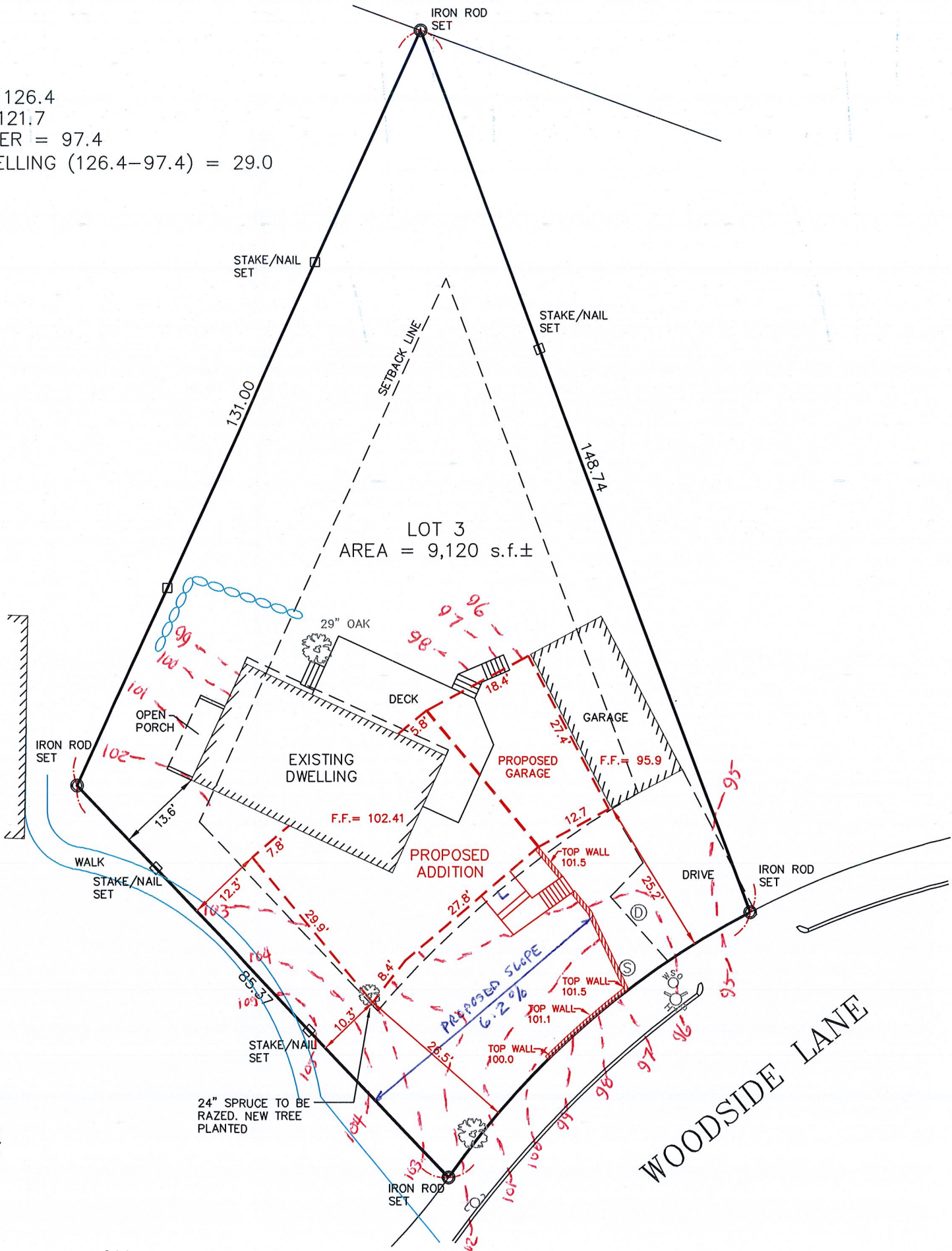
REVISION: JULY 21, 2022 (SET PROPERTY)

REVISION: OCTOBER 5, 2022 (ADDED ELEVATIONS & LOCATIONS)




RICHARD J. MEDE, JR. P.L.S.

10/05/2022
DATE:



PROPOSED PLOT PLAN
39 WOODSIDE LANE
ARLINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526

Address	House size	Land size
10 Woodside Lane	1,926	10485
14 Woodside Lane	1,568	10697
26 Woodside Lane	700	8030
30 Woodside Lane	700	7412
30 Woodside Lane	700	7412
34 Woodside Lane	700	7248
38 Woodside Lane	1,436	6640
39 Woodside Lane	1,476	9120
42 Woodside Lane	1,398	6777
43 Woodside Lane	1,309	15700
46 Woodside Lane	1,332	7835
47 Woodside Lane	1,282	7005
5 Woodside Lane	1,476	6405
50 Woodside Lane	1,724	7200
57 Woodside Lane	1,582	10320
6 Woodside Lane	1,525	9654
61 Woodside Lane	4,700	7620
64 Woodside Lane	984	7040
65 Woodside Lane	956	6710
68 Woodside Lane	3,556	7170
69 Woodside Lane	1,226	9490
75 Woodside Lane	1,944	6769

1554.54545
1300 square feet

Notes

Gross area: 2968

Gross area: 1568, sketched area: 1699

Gross area: 1448 sketched area: 1238

455 basement; 192 deck

Gross area: 1592; Sketched area: 1347

700 basement

242 deck

Gross area 1734; sketched area: 1734

Gross area 2718; sketched area: 2718; basement, deck, storage

Gross area: 2016 sketched area: 2016; deck

Gross area: 2088; sketched area: 2088, fin area: 1504; 220 second floor (unfinished)

Gross area: 2002; sketched area: 1792; 3/4 story open porch

Gross area: 2361

Gross area: 775; open porch

Gross area: 1016; enclosed porth

Gross area: 956

Gross: 7476; sketched 6006; 1496 basement, garage is 484; upper attack 480

Gross: 2476; basement 1226 and porch

Diane Schilder
50 Oak Hill Drive
Arlington, MA 02474
617-816-2026

October 25, 2022

Dear Zoning Board of Appeals,

I am writing to object to the new house that is being proposed to be built on 39 Woodside Lane that is being portrayed as an “addition” but is more than doubling the size of the current house. I object for the following reasons:

- (1) It is too large for the neighbors and diminishes the neighborhood. The attached spreadsheet (Exhibit 1) presents data on the houses from 5 through 75 Woodside Lane.
 - a. The average size of houses from 5 through 75 Woodside Lane is actually 1,500 and the median house size on the street is 1,436. In other words, half of the houses are less than 1,435 square feet.
 - b. The houses from 25 through 38 Woodside Lane are all 700 square feet.
 - c. One third of houses from 5 through 80 Woodside Lane are less than 1,000 square feet
 - d. One third are between 1,000 and 1,500 square feet.
 - e. Only 2 houses are more than 2,000 square feet, including one that is out of scale for the neighborhood that was recent enlarged that has reduced the visibility of neighbors.
 - f. The developer only selected very large, out of scale houses to compare to the proposed addition. The “comparison houses” do not provide an accurate set of comparisons for houses on Woodside Lane.
 - g. The proposed addition will abut public open space.
 - h. The scale of the proposed addition does not meet the bylaw provision that, “Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.”
- (2) The “addition” will reduce green space that is needed for storm water run-off and it is not clear the developer has a plan to mitigate water issues caused from taking up green space.
- (3) In sum, the proposed “addition” is detrimental to the neighborhood and does not meet the Zoning By Law provision 3.3.3 G.

Thank you for considering this objection.

Diane Schilder

Attachment



TOWN OF ARLINGTON
Department of Public Works
Office of Tree Warden
23 Maple Street
Arlington, Massachusetts 02476
Office (781) 316-3114 Fax (781) 316-3109

October 25, 2022

Stephanie Janvion
AC General Contracting Inc
188 Sycamore Street
Watertown, MA 02472

RE: Article 16 Arlington Tree Bylaw, 39 Woodside Lane

Dear Ms. Janvion,

Thank you for submitting your Tree Plan to comply with, Article 16 "Tree Protection and Preservation." The trees in the 'Setback Area' measuring 8" (DBH) Diameter at Breast Height or larger have been identified on your plan. **There are no qualifying trees to be removed according to your plan.**

There is a Hemlock 24" (DBH) located left side Setback. However after a site review I have determined this tree does not qualify as protected due to a Hemlock Wooly Adelgid infestation.

Tree Protections

There is 1 tree located near the rear Setback to be protected, White Oak 29" (DBH) utilizing Protection Method 3.

Install protections right side of property utilizing orange construction fence/hay bales. This will aid trees growing in slope and adjacent woodland area. You have agreed to protect the 'main stem' and 'critical root zone' according to ISA International Society of Arboriculture best management practices during construction.

The Tree Plan you have submitted is consistent with the requirements of the Bylaw, I approve your plan and commencement of work.

Sincerely,

Timothy A. Lecuivre, MCA, MQTW
Arlington Tree Warden

Dear Zoning Board of Appeals,

I am writing in objection of the variance application from the owner/developer of 39 Woodside Lane. I am unsure if I will be able to attend the meeting this evening in time for the scheduled portion regarding this application, so am writing this email to document my objections.

The proposed design is not in scale with the existing homes along the stretch of Woodside Lane where the property resides. The original homes, predominantly built in the 1950s, were cottages of approximately 700 square feet. Over the years many of these properties have elected to build additions which bring their square footages closer to 1500 square feet on average. The 4145 sq ft total floor area proposed in this application is grossly out of scale with existing properties. While there have been two homes of this size built within this area in recent years, they were also developer-driven projects without sensitivity to the existing character of the neighborhood.

In addition, the design of this addition includes building along the full length of the front setback and completely within the Northeast side setback, due to the existing nonconforming garage structure. Most properties in this zone are set much further back from the road, and do not completely cover the available frontage PLUS the side setback. In this context, this design proposal is out of step with the surroundings.

I recommend rejection of this variance application so that the developer will build within their allotted buildable area. Design adjustments in-line with the Arlington Residential Guidelines would also be recommended so that the front facade can be of a similar scale to those that currently exist in this neighborhood.

Thank you for hearing my objection.

Best,

Kristina Osborn
co-owner 30 Woodside Lane

Diane Schilder
50 Oak Hill Drive
Arlington, MA 02474

Dear Zoning Board of Appeals,

I am writing to object to the “addition” to 39 Woodside Lane as it is too big for the neighbors. The information the developer provided to the Zoning Board of Appeals included photos of houses that are not neighbors and are not typical of the houses in the neighborhood. I wrote a letter last month before the previously scheduled meeting that included a spreadsheet with data based on information in the Arlington property records search.

The previous letter did not include photos of neighbors’ property as I did not have time to prepare information in advance of the October meeting. Today I am writing to provide more details about the neighbors’ properties to show that the developer distorted information in the review of others houses the developer provided to the Board.

The current house at 39 Woodside Lane is larger than the next-door neighbor as you can see if you look at the house on the left and the red house on the right in the photo below.



The property at 43 Woodside Lane (shown below) is 1309 square feet and is a one-story building. The proposed “addition” would more than double the existing house at 39 Woodside Lane from 1,780 to 4,145 square feet and if approved, this building will tower over the neighbors’ houses.



The proposed “addition” would also be nearly 3 times larger than the properties across the street as shown in the photos below.



The neighbor slightly down the hill from the proposed “addition” at 30 Woodside Lane is 700 square feet. See below. Thus, the “addition” would result in a house that is almost **6 times larger** than houses that are near.



The properties in the back yard of the proposed “addition” on Oak Hill Drive are 2 to 3 times smaller than the proposed house and are at the bottom of the hill. Thus, the proposed “addition” will be towering over these properties. Photos below show 54 Oak Hill Drive (1,728 square feet), 50 Oak Hill Drive (1,945 square feet) and 46 Oak Hill Drive (1,176 square feet).



46 Oak Hill on the left and 50 Oak Hill on the right.

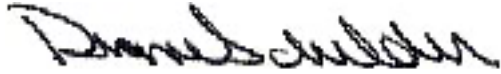
The existing house looms above the neighbors at the bottom of the hill and the proposed addition would more than double the size of the existing building.



Many neighbors showed up to the last meeting when this property was scheduled to be discussed. The developer requested a postponement.

We do not have the deep pockets of the developers and are not able to clear our calendars to attend each meeting. I am not able to attend tonight's meeting and will try to step away to call in. Nonetheless, I would like the Board to consider that I strongly object to the proposed "addition" as it is too large.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Schilder". The signature is written in a cursive, flowing style.

Diane Schilder

From: Diane Schilder <dianeschilder@me.com>
To: zba@town.arlington.ma.us
Cc: dilipthapa07@gmail.com
Date: Tue, 15 Nov 2022 19:28:45 -0500
Subject: Letter from Mr. Dilip Thapa

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,
I am forwarding to you a letter written by my neighbor Mr. Dilip Thapa. Upon reviewing the meeting materials, we became aware that the letter that was sent in October was not successfully received. Mr. Thapa asked that I forward the letter on his behalf.

To Whom it May Concern,

I am the owner and resident of 38 Woodside Lane. I am writing to object to the new house that is being proposed to be built on 39 Woodside Lane that is being portrayed as an "addition" but is more than doubling the size of the current house. I object for the following reasons:

1. It is too large for the neighbors.
2. Developers only selected big houses for their comparisons and it does not seem that the developer is providing accurate data as comparison of all of the surrounding houses.
3. The proposed house will tower over all of the neighbors.
4. Developers are taking needed green space.

Thank you,
Dilip Thapa